

{ M A N C H E S T E R }

St. John's

A NEW NEIGHBOURHOOD FOR ENTERPRISE, CULTURE & LIVING

St. John's

{MANCHESTER}

DEALS ARE DONE HERE. CLIENTS ARE WON HERE. SEEDS ARE SOWED. LAWNS ARE MOWED. THE GOOD FOLK COME FROM FAR AND WIDE. INSPIRED, HIRED AND EVEN FIRED. TWISTS AND TURNS, LESSONS ARE LEARNED. THIS IS A PLACE WHERE PEOPLE GROW. TALENTED, CREATIVE, IN-THE-KNOW. ART IS MADE HERE. IT'S INFLUENTIAL. FAMILIES START HERE. THERE'S ENDLESS POTENTIAL. PLAYS ARE PERFORMED. BANDS ARE REFORMED. HERE IS WHERE GREAT COFFEE IS BREWED. IDEAS ARE BORN AND DREAMS PURSUED.

WELCOME
TO

St. John's



FOREWORD

St. John's

St. John's

“The redevelopment of the ITV estate presents a real opportunity to create a distinctive new neighbourhood that has the best of the city centre on its doorstep. Building on the success of Spinningfields we can create something truly special to give Manchester an inspirational neighbourhood with high quality workspaces, homes, leisure and hospitality venues alongside the public realm spaces for residents and visitors.

“We have created a holistic vision for St. John's with rich layers of ‘urban laminates’ that will form the basis of the public realm and landscaping of the neighbourhood. This vision drives the multi-level nature of the public realm from street level, to overhead elements, to gardens, that create texture, interest and activity; in turn, making spaces work harder for residents, businesses and visitors on every nook, plane and level.

“The street scene will have a richness of detail and experience where public realm and frontages interact, always adding something new. This is overlaid by structures and pop-ups that provide

shelter for activity, destinations, features that create artistic ceilings to streets and under crofts, sprawling foliage from balconies and soaring sky gardens above.

“For us the placemaking of St. John's is both a process and a philosophy – it's a multi-faceted approach to the planning, design and management of public spaces that puts people and the St. John's community ahead of efficiency and aesthetics. ‘Making the Place’ is a documentation of how we are shaping the environment for the benefit of the new residents and the wider Manchester community.”

Michael Ingall
CEO, Allied London



St. John's

THE STORY

WORK
CREATE
LIVE
LEARN
HEAR
SEE
SAY

A NEW COMMUNITY, A PLACE THAT DISTINGUISHES ITSELF BY ITS UNIQUE CULTURAL HISTORY, DIVERSE MIX OF INHABITANTS, RICH CONTEXT AND ITS POSITION AT THE CROSSROADS OF A NETWORK.

PRINCIPLES

UTILISE THE LOCATION'S CHARACTER AND CONTEXT TO CREATE A PLACE WITH ITS OWN IDENTITY.

BUILD UP THE MODERN FROM THE FOUNDATIONS OF AN ICONIC HERITAGE, ENSURING A TRULY UNIQUE NEIGHBOURHOOD WITH AN EXCITING FUTURE.

OFFER SOMETHING FOR EVERYONE BY PROVIDING A RICHNESS OF DETAIL - FROM HIGH VIEWS TO LOW VIEWS, SKY TO VILLAGE, RETAIL TO RESTAURANTS, START-UPS TO ESTABLISHED BUSINESSES.

T H E

V I S I O N

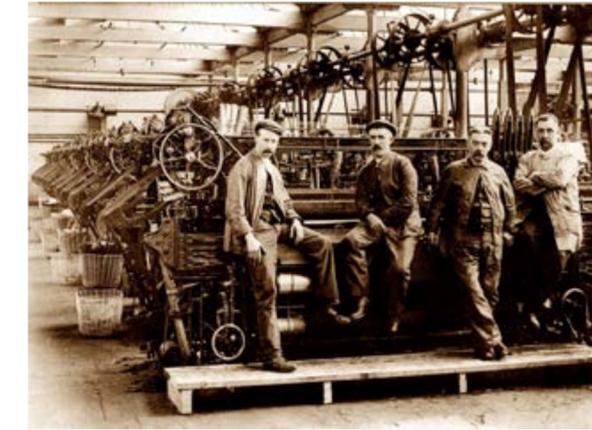
**FIELDS, RIVERS & MONASTERIES,
CANALS, FACTORY WAREHOUSES
& RAILWAYS, CIVIC BUILDINGS,
UNIVERSITIES & HOSPITALS,
MATHEMATICS, PHYSICS &
ENGINES, WAR PRODUCTION,
COMPUTING & FILM, MEDICAL,
CHEMISTRY & MATERIALS, SCIENCE,
ART, MUSIC & CULTURE**

'COTTONOPOLIS' - A VIEW FROM KERSAL MOOR, 2.5 MILES NORTH WEST.

THE VISION BUILDS ON MANCHESTER'S HISTORY OF IDEAS, INVENTION AND INDUSTRY: A NEW CITY CENTRE NEIGHBOURHOOD FOR WORK, ART, MUSIC, FILM, CULTURE, MEDIA, TECHNOLOGY AND FOR LIVING.

St. John's is making Manchester a better place, reaching far beyond the physical parameters of the St. John's neighbourhood. In order to look to the future we must realise the past and utilise the heritage of the site.

Manchester - the first industrialised city: invents and reinvents ideas, systems and things.



HISTORY & HERITAGE

St. John's and neighbouring Castlefield is an area of great historic significance. Its Roman beginnings are overshadowed by the changes Manchester underwent to become the world's first modern metropolis.

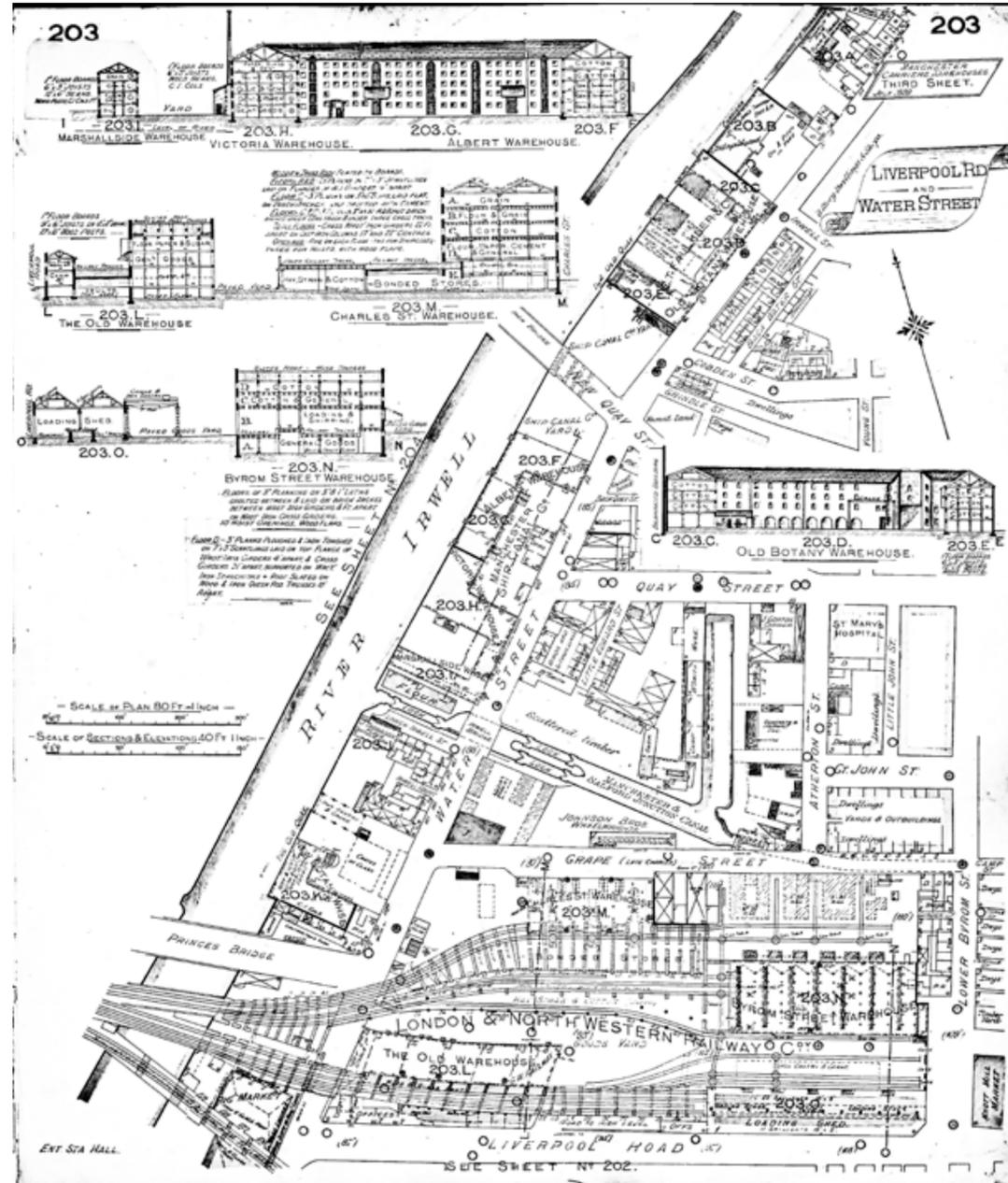
The area reflects the impact of the key changes in transport, commerce, industry and entertainment which are preserved in both its architecture and infrastructure. It is an area that represents Manchester at its best in terms of global influence and is a touchstone for an approach to influential change in the future.

The proposals to consider the area for World Heritage Status reflect the importance of the wider Castlefield neighbourhood. The major network of canals that characterise the area reflect the first transport revolution and the combination of tunnels and wharfs on the site offer the potential to inform the future public realm.

The Liverpool Road Station represents the world's first commercial passenger railway and the development of the area shows the influence this had, not only in terms of passengers, but also the development of warehousing and distribution for the city and region as a whole.

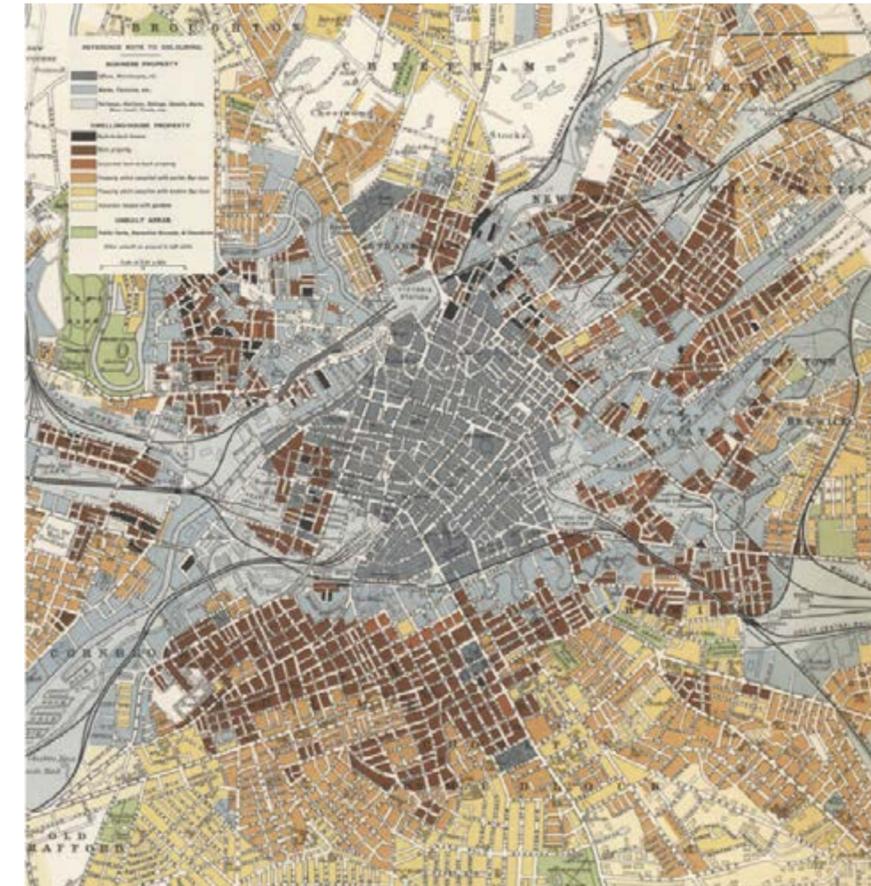
The development of the site after 1945 reflects the rise of the leisure and entertainment industries and the capacity for Manchester to challenge London's position with a TV provider that matched its BBC rival in its ability to both inform and entertain.

The legacy of the Coronation Street set as an icon of popular UK history can be put alongside the triumphs of the industrial age in terms of its national influence.



ST. JOHN'S: A PLACE REBORN

The old Granada estate has developed into St. John's. Ideas, innovation, creativity all continue to flow from this remarkable historic location.



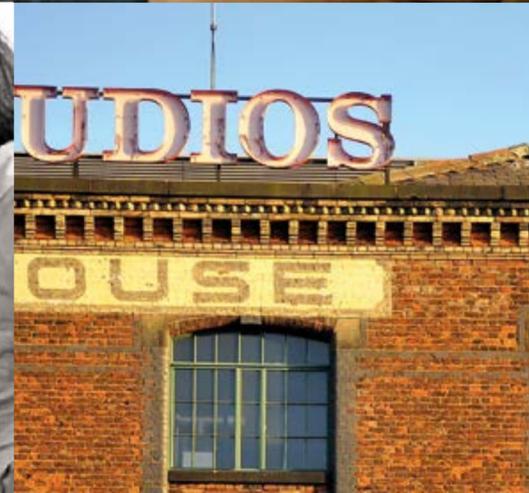
THE ITV ESTATE

A unique 25-acre development site in central Manchester.

Strategically located adjacent to Spinningfields; the city's premier business district developed by Allied London since 2001 and now a thriving mixed-use, retail, office and leisure destination.

"We were part of a unique enterprise and were one of the most important factors in a cultural revolution. That alone would make working for Granada an exceptional experience, but it was much more to do with being based in Manchester and having that special point of view, which was different."

Broadcaster and presenter, Sir Michael Parkinson on his early years at Granada, presenting Scene at 6.30, which featured the Beatles eleven times during the early 1960s.



OUR MISSION

REINVENT THIS ALREADY RESONANT PLACE

SITUATE A NEW HIVE OF MANCHESTER ACTIVITY

ST. JOHN'S PRESAGES FUTURE INNOVATION AND GROWTH

Bring the site back into vibrant use.

Create a new mixed-use city centre neighbourhood for Manchester.

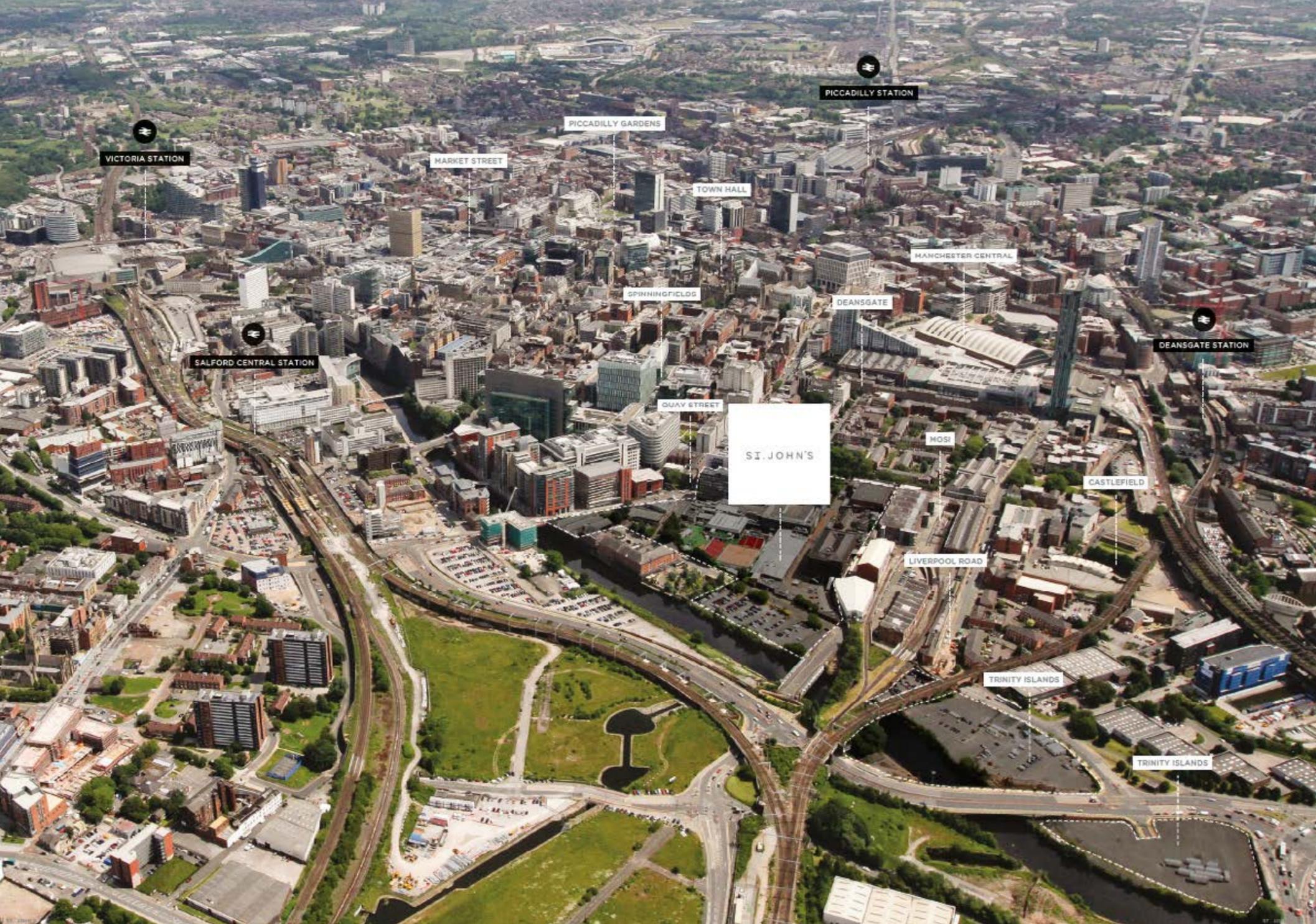
Develop a best-in-class city centre neighbourhood; a place to live, work and play, a place for enterprise and innovation, for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities.

DEVELOP THE PUBLIC REALM

The site is made up of rich layers of 'Urban Laminates' and this will form the basis of the landscape response, twisting, fracturing and overlapping to reveal itself as it emerges in its new form.

This will drive a multi-level nature of the public realm from street level, to overhead elements, to sky gardens, that create texture, interest and activity.

This achieves a diverse detail for St. John's that can flux and change throughout the place. St. John's can become the looking glass into the future of northern city life.



CURATION
ENGAGING, RELEVANT,
PURPOSEFUL
AD HOC, EDUCATIONAL,
MULTI-FACETED
CONNECTING COMMUNITY
CHALLENGE CONVENTION

CREATING THE ST. JOHN'S NEIGHBOURHOOD:

The city centre, with the help of Manchester City Council and Allied London, has repositioned itself as a desirable place to live, work and play. With new home construction slowing it is time to pick up the pace to meet demand. The redevelopment of the ITV estate presents a real opportunity on a fantastic site to create a distinctive new neighbourhood that has the best of the city centre on its doorstep. Building on the success of Spinningfields we can create something truly special here.

A site of this size has the ability to give Manchester an inspirational neighbourhood and significant public spaces. It also has the potential to connect areas of the city that have been disconnected by previous site uses - potentially opening up the waterfront as a new destination, improving connections to the MSI and Spinningfields and building on the energy of Deansgate and St. John's.

EXPERIENCE ST. JOHN'S

THE EXPERIENCE OF LIVING, WORKING OR VISITING ST. JOHN'S IS AND WILL BE ONE THAT IS CULTURALLY DEFINING, A LIVING, BREATHING EXPERIENCE, THAT IS UNIQUE TO THE CITY.

WHETHER YOU'RE IN A VENUE OR PASSING THROUGH, EVERYONE WILL HAVE A SHARED EXPERIENCE OR THE OPPORTUNITY TO HAVE A VERY INDIVIDUAL INTIMATE EXPERIENCE.

ST. JOHN'S IS UNIQUE, INDIVIDUAL, INDEPENDENT, ARTISAN, CRAFTED, EXPERIMENTAL AND CUTTING EDGE.

WELCOME TO AN EVER-EVOLVING
ADVENTURE THAT'S NEVER BEEN TOLD
BEFORE. A BEAUTIFULLY LANDSCAPED
PARK, A NETWORK OF INTIMATE
STREETS. WONDERFUL RESTAURANTS,
COOL LITTLE BARS. HI THERES AND HOW
ARE YOU DOINGS? LIVING UP IN THE
SKY, STUDIOS DOWN ON THE GROUND.
A STONE'S THROW FROM WORK.
A RIVER, A LOVE STORY, A HOME.

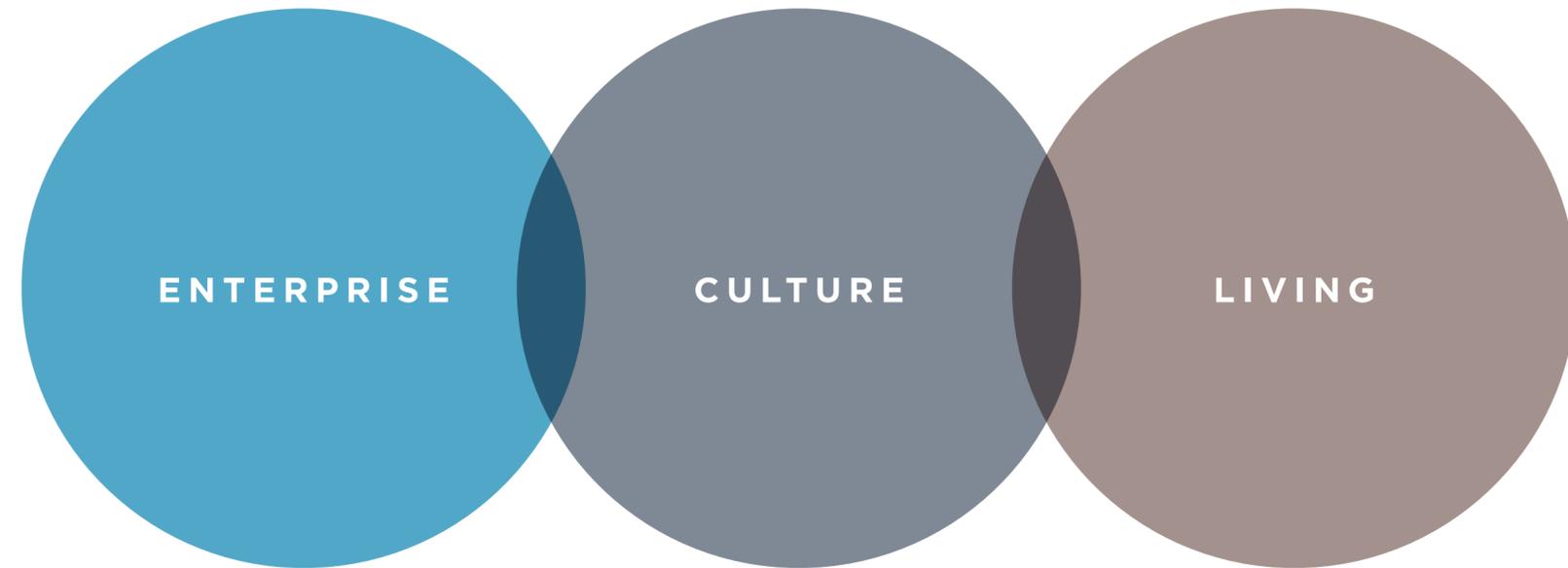


ST. JOHN'S
**A BLEND OF PLACE, PEOPLE, CULTURE
& LIFE TO ENGENDER
SUSTAINABLE MODERN CITY LIVING
& WORKING**



ALL EYES WERE ON THIS PLACE NOT THAT LONG AGO. THIS IS WHERE THE MAGIC HAPPENED, EVERY DAY OF THE WEEK.

TAKE TWO. AND FOLK ARE WATCHING AGAIN AS THE FORMER SITE OF GRANADA TV IS BROUGHT BACK TO LIFE. THIS TIME THE CREATIVE AND THE DRIVEN WILL COME HERE TO LIVE, WORK AND PLAY. INSPIRED BY THE PAST AND EXCITED BY THE FUTURE.



St. John's provides a bespoke tailored environment that focuses on supporting enterprise and innovation. Enterprise City promotes and supports the growth of creative, technology and independent businesses that put Manchester at the forefront of UK growth.

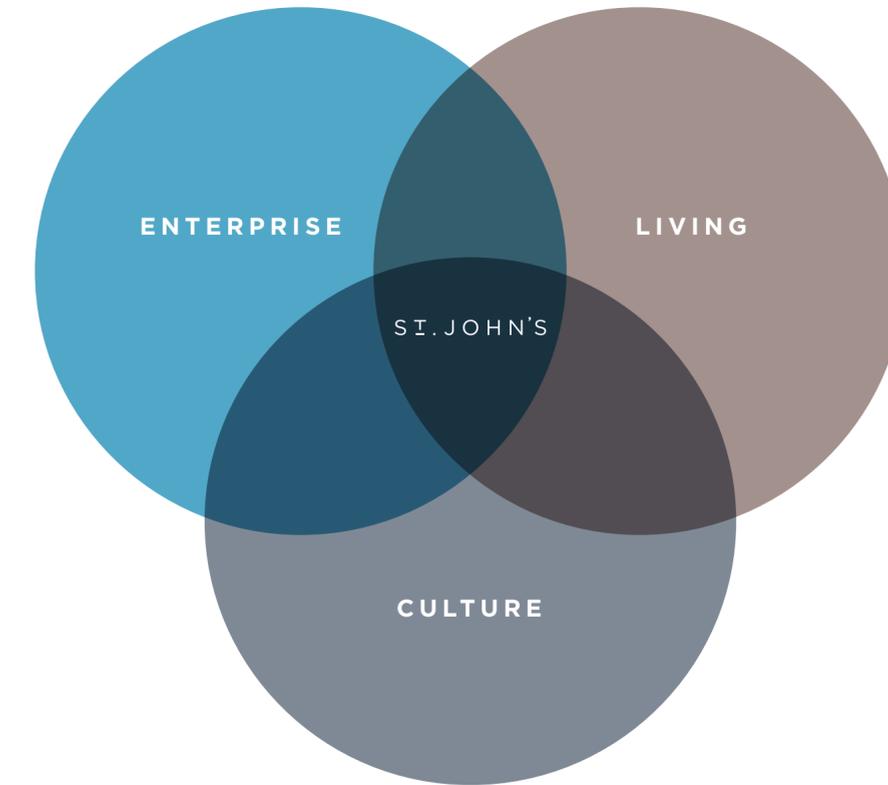
The cultural ecology of St. John's will evolve out of contemporary art, experiential entertainment, and interactive engagement.

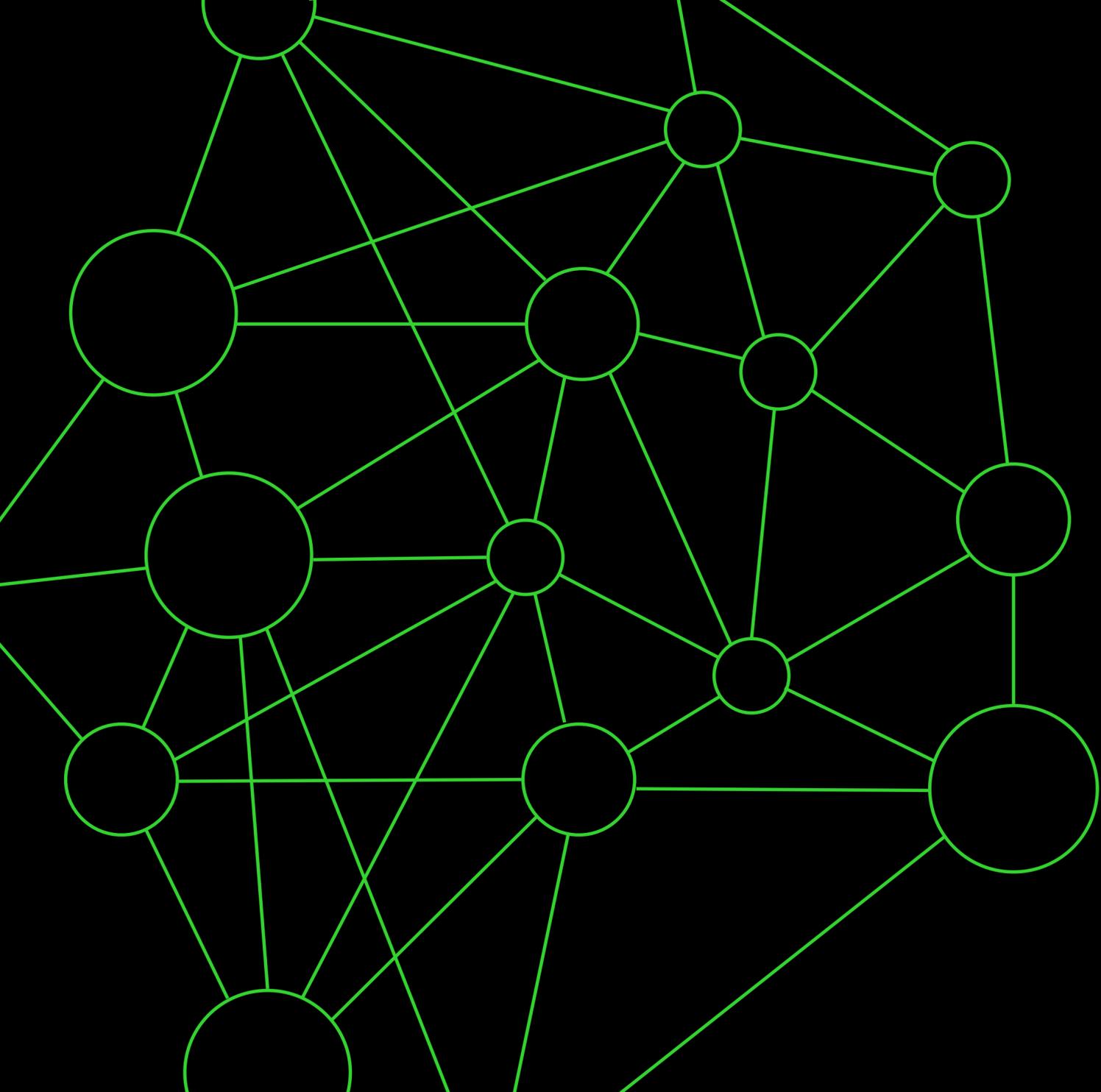
Our philosophy is to harbour a culture that promotes experience, enterprise, sustainability and quality. A culture that people want to be part of and one that thrives, a culture that is

fundamentally modern but while also utilising roots of its heritage.

For the very first time Manchester will have a community to really cherish, where work meets play, creativity promotes culture and enterprise drives innovation.

St. John's will offer the essential elements to support a balance of work and wellbeing.





ENTERPRISE CITY[®]

://MANCHESTER

**CONNECT
COLLABORATE
CREATE**



COMMUNITY
 INNOVATION
 OPPORTUNITY

By the formation of small and large workspace buildings and commercial workshops, retail units, cafés and studios, we're fostering the growth of enterprise at St. John's, a unique and bold opportunity for business.

The Enterprise City district of St. John's embodies the main principles of a community, innovation and harbours opportunities, it's already becoming a landmark destination for Manchester and the UK, promoting the values of collaboration and partnerships to create its own unique identity.

Enterprise City is responding to the demand of an ever diversifying and technologically enabled population, in Manchester, the UK and internationally. The enterprise element of St. John's rewards collaboration, innovation and clustering; it creates a neighbourhood where the quality of life is of the utmost importance, integrating places to work, places to live and places of recreation.

COMMUNITY

A collaborative community is the key to success, bringing down the barriers of traditional urban planning and working environments. A collaborative approach to working, socialising and living all within the Enterprise City, St. John's community.



COLLABORATION

An innovative district that is creating an entire new community in St. John's and Manchester, fostering collaboration and spirit.

LEISURE

The encouragement of leisure start-ups, for restaurants, cafés, bars, shops and entertainment. Businesses that thrive in social environments and grow within St. John's.

CLUSTERING

A cluster of businesses situated in the perfect environment for commercial success. Co-locating, where people want to be together.

KNOWLEDGE HUB

A community that shares and collaborates to further knowledge and understanding via communication and co-operation.

ECO-SYSTEM

A unique eco-system for business that provides resource and infrastructure within a single community.



INNOVATION

Enterprise City has become an international brand and a renowned place for innovators, creators and makers; trailblazers, pioneers and leaders. It's already home to a range of organisations from world leading technology companies to highly successful creative start-ups and media production studios.

OPPORTUNITY

The evolution of Enterprise City is defined by the ongoing evolution of the businesses, the people and the physical environment within St. John's. The evolution of this new enterprise district fully supports the eco-system of resources and infrastructure.



COMMUNITY

An innovative district that will create an entire new community in St. John's and Manchester, fostering collaboration and spirit.

TALENT

Enterprise City provides support, growth and opportunities to support new talent.

SUCCESS

Enterprise City is already a hugely successful district, attracting both small, medium and global brands.

CONNECTING

Enterprise City is a facilitator that connects people and industry within a single community - it's a place that provides the opportunity to thrive and flourish in a modern, forward-thinking environment.

WORKSPACE

Flexible, technologically advanced and modern are key themes of the workspace on offer. Workspace that can fit any business from start-up to corporate, co-working to call centre, shops to makers, tech to traditional.

DEVELOPMENT

A place where you can grow, expand and develop, you can evolve and improve in a place where innovation and differentiation will be celebrated.

IDENTITY

The identity of St. John's will evolve along with the businesses and residents of Enterprise City. The enterprise district has the opportunity to define the location by the way it is identified and related to.

INFRASTRUCTURE

A modern and flexible eco-system of services and infrastructure to support business, retail, leisure and living.



C
U
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ST. JOHN'S



EXPERIENCE
LEISURE
HERITAGE

We want to make a difference, we want to build a new community for Manchester, and we want to do it well. One of the key aspects of creating a new neighbourhood, with all the component parts to a thriving community, will be the culture that it adopts.

We have an opportunity to play a role in the creation and development of a modern environment that brings a wonderful heritage site back to life, and our priority is to generate a living breathing culture for St. John's that will define it as a new benchmark.

This will be a vibrant, productive neighbourhood for an enterprising community of thinkers, makers and doers.

A new chapter in Manchester's radical history of creativity, enterprise and independent spirit.

Create, curate, cook, concoct, watch, perform, dramatic, unique, original, mix, grow, intrigue, experiment, excite, artistic, choice. The culture of St. John's is created through experience. The shared experience of the community that is created around culture, the arts, leisure and entertainment.

A culture is created by people and how they react with one another, and their environment. We're creating the building blocks for a culture that will be a unique experience for Manchester.

EXPERIENCE

The experience of living, working or visiting St. John's will be one that is culturally defining, a living, breathing experience, one that is unique. Whether in a venue or passing through, everyone will have a shared experience or the opportunity to have a very individual intimate experience.

VIBRANT

Innovation and creativity are key to creating distinctive and vibrant places that can compete on the international stage.

VENUES

Theatres, gigs, installations, festivals, performance, the variety and scope is endless in St. John's and the various bespoke venues that will be on offer.

ARTS

The arts will play a huge part in the culture of St. John's, whether that is artistic performance, theatre, music or interactive exhibitions. St. John's will have a varied and engaging arts programme.

ENTERTAINMENT

Interactive, eye-opening, exciting, experiential, the entertainment found in St. John's will be a key driver to creating the place and the new cultural neighbourhood.





LEISURE

LEISURE

The St. John's leisure offer will be unique, individual, independent, artisan, crafted, experimental and cutting edge. Ranging from retail to restaurant, cafés to bars, breweries to book shops and galleries to gyms. Our vision is that the leisure offer will be the heartbeat of the development, providing the energy and entertainment, enlivening the public realm and creating a strong sense of place.

RETAIL

Independent, boutique, quirky, cool, modern, retro, fashion. An array of retail outlets will punctuate the entire neighbourhood, offering the best local and regional products.

FOOD & DRINK

Artisan, deli, butcher, baker, bar, restaurant, endless opportunities for the new neighbourhood to become unique. Catering for residents, workers and visitors the food and drink offer will be paramount to the creation of St. John's.

SOCIAL

A place to meet, socialise and relax, St. John's will become the place to be in Manchester, whether you are eating, drinking, being entertained or entertaining.

HOTEL & MEMBERS' CLUB

Mollie's Motel by Soho House will form a key part of St. John's. Soho House clubs, restaurants, cinemas, bars, spas and bedrooms, give you everything you need to socialise and meet with friends or just get some rest and relaxation.

HERITAGE

We want St. John's to make Manchester a better place, reaching far beyond the physical parameters of the St. John's neighbourhood. In order to look to the future we must realise the past and utilise the heritage of the site.

RE-USE

A vision to re-use many of the existing buildings, retaining their charm, antiquity, beauty and practicality is essential.

PROGRESS

The existing Granada site will develop into St. John's. Ideas, innovation, creativity will all continue to flow from this remarkable historic location.

HISTORY

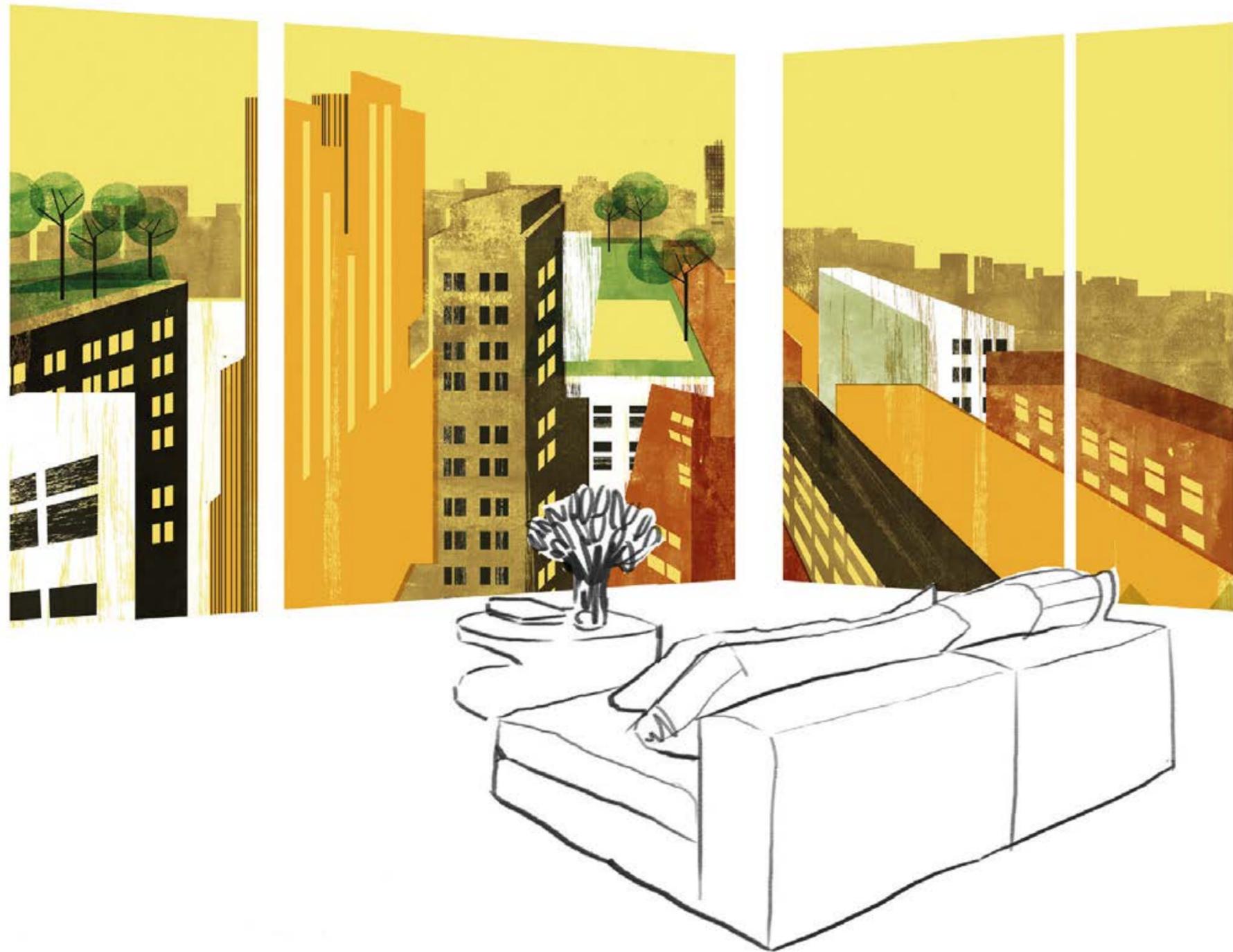
Never lose sight of the past and what it has provided us with. Granada's record in drama, music and performance went hand in hand with its reputation in television journalism.

MANCHESTER

St. John's builds on Manchester's history of ideas, invention and industry; a new city centre neighbourhood for work, art, music, film, culture, media, technology and for living.



HERITAGE



ST. JOHN'S LIVING

LIVING



NEIGHBOURHOOD

LIFESTYLE

HOME

We are creating a new city centre community with its own distinct character and sense of place. St. John's will be a unique way to live the Manchester experience.

We have an opportunity to play a role in the creation and development of a modern environment that brings a wonderful heritage site back to life, and our priority is to generate a living breathing culture for St. John's that will define it as a new benchmark.

Imagine a place that stimulates the senses. A sanctuary, an oasis, a secure home in the city - the place that enlivens you. Light, aspect, serenity. Relax and choose to live in style,

elevated over Manchester's captivating skyline.

Living is more than just a house, it's being part of a neighbourhood, part of a community, a lifestyle, a location, choices, amenities, experiences; living is a unique place for you to call home.

St. John's is a new hive of Manchester activity that is creating a place to live that is part of much bigger Manchester community.

LIVING

NEIGHBOURHOOD

From high views to low views, from retail to restaurants, from start-ups to successful businesses, we are bringing St. John's to life and giving the new neighbourhood a sense of identity.



LANDMARK

Character and context that creates a place with its own identity, a richness of detail and experience, iconic heritage with an exciting future. A place that will become St. John's.

ADAPTABILITY

A place that can accommodate change and innovation, that can flux and change for its inhabitants and evolve when necessary.

PUBLIC REALM

Multi-level public realm from street level, to overhead elements, to sky gardens that create texture, interest and activity, set against the backdrop of the River Irwell, small cafés and small squares provide community inspiration.

COMMUNITY

The heart of the new St. John's community is based in the centre of the city, becoming part of the wider Manchester surrounds. A modern and sustainable community for the 21st Century.



LIFESTYLE

LIFESTYLE

We're making a commitment to what will be a truly unique neighbourhood, building on both the modern and the heritage. Manchester will have a real community, where work meets play, creativity promotes culture and enterprise drives innovation.

URBAN CO-LIVING

A sanctuary, an oasis, a secure home in the city. Relax in a vibrant new neighbourhood and choose to live in style elevated over Manchester's captivating skyline.

AMENITY

Services, retail, food, drink, entertainment, leisure, transport and connectivity, public services, education, workspace will all form the St. John's neighbourhood.

WELLBEING

Feeling good and functioning well are paramount to individual wellbeing, and being part of a community rich in opportunity can help attain the ultimate goal of individual vitality.

EXPERIENCE

The experience of living, working or visiting St. John's will be one that is culturally defining, an experience that is unique. A neighbourhood that's a living, breathing experience.

HOME

Home is where the heart is; the heart is driven by a need for happiness; and happiness is driven by desire. St. John's will offer a place in the heart of the city to call home. St. John's also acts a link destination between Castlefield, Spinningfields and Salford - creating a much bigger new neighbourhood.



HOME

QUALITY

An amazing place to live in the centre of Manchester. A home in St. John's means quality modern living, a place to call home and a place to be proud of.

UNION

Affordability, innovative spaces, inspirational design and a vibrant sense of community.

CO-LIVING

Studios for young graduates or city workers who need a place to live close to work.

UNIQUE ADDRESS

The former home of Granada Television is one of the most famous addresses in the UK, the location of so much cultural history and media identity. Now a place to live, work and play.

A woman is seen from behind, walking through a bustling outdoor market. She is wearing a wide-brimmed straw hat with a leopard-print ribbon and a colorful, striped halter-neck top. A brown strap is visible across her back. The market is filled with people, stalls, and various goods, creating a vibrant and busy atmosphere. The background is slightly blurred, emphasizing the woman in the foreground.

MAKING

THE PLACE

The public realm creates an environment orientated around people allowing communities to thrive.

LAMINATING THE PUBLIC REALM
CREATES A PLACE THAT IS DIVERSE,
DISTINCTIVE AND UNIQUE...
...PROMOTING A MULTI-LAYERED
STREETSCAPE THAT STIMULATES
ACTIVITY AND VITALITY.

St. John's

Our placemaking approach for St. John's is ambitious and optimistic. We want to create an inspiring and integrated public place that improves the quality of lives for residents, workers and visitors. It will be a place that connects all facets of the new neighbourhood and strengthens the connection between people.

Placemaking is more than just promoting better urban design, it's an inspiring process that creates, reimagines and reinvents public spaces to be at the heart of the community, places that people share and shape once they inhabit them – it's a collaborative process by which we can shape our public realm in order to maximize shared value.

Placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. Within the placemaking strategy we will nurture an authentic 'sense of place' that we envisage will develop as the project progresses.

For the strategic delivery of a well-rounded placemaking approach we have a number of processes that we follow:

Start with the simple things...

The simple aesthetics of a space may be the first thing that we do but there will always be a longer term plan that needs to be implemented. It's important to get the small things right as these are the foundations of our strategies.

It's more than just a design...

Creating a place is certainly more than just a design, that's just one component of creating the wider neighbourhood. There are many more factors that we have considered and continue to develop as we progress through the project, such as access, connectivity, uses, materials, events, pedestrian flow, leisure uses, business placement and the residential heat spots of the neighbourhood.

You can't do it alone...

A good public space requires partners to contribute on many different levels, from innovative ideas to financial support, or construction to programme delivery. Partners have the ability to focus your vision and expand and improve it.

Form supports function...

Many times public spaces are built out of necessity without a clear thought as to how they are to be used and how they will actually function in the future. The process of future-proofing and clear planning of how spaces are utilised is a clear priority early in the placemaking process. The form and design of a space must support the ongoing function in order to avoid retrofits and unnecessary expense.

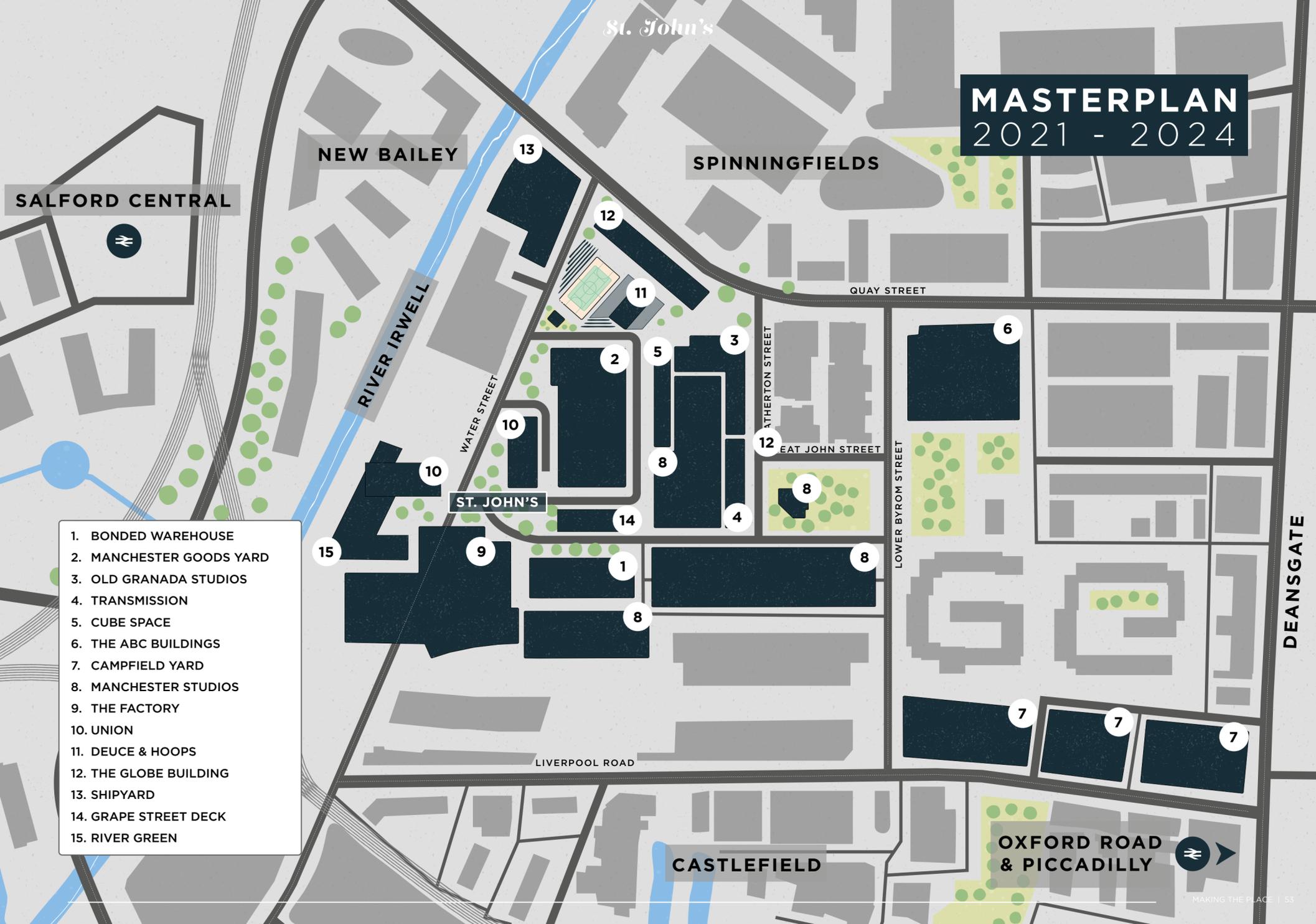
It's never finished...

We've learnt that the ongoing management of any public space is essential, this is because the use of good places changes on a daily, weekly and seasonal basis. The ability for a public space to have flexibility is essential to helping it respond effectively to public demand.



MASTERPLAN

MASTERPLAN
2021 - 2024



1. BONDED WAREHOUSE
2. MANCHESTER GOODS YARD
3. OLD GRANADA STUDIOS
4. TRANSMISSION
5. CUBE SPACE
6. THE ABC BUILDINGS
7. CAMPFIELD YARD
8. MANCHESTER STUDIOS
9. THE FACTORY
10. UNION
11. DEUCE & HOOPS
12. THE GLOBE BUILDING
13. SHIPYARD
14. GRAPE STREET DECK
15. RIVER GREEN



PLACE MAKING STRATEGY

Wider Anchors and Nodes:

St. John's is a new neighbourhood in the west of Manchester. It is surrounded by transport interchanges and city wide anchor points, including rail stations, universities and event spaces. Part of the process of informing what type of place St. John's might be, is understanding where it is located within the city and how people will occupy St. John's as part of a wider urban environment.

Anchor Points:

St. John's is the site of the former Granada TV and film studios and, as such, has a number of buildings which are to be retained as the site becomes known as St. John's. This existing built fabric is to be added to with key anchor buildings and secondary buildings which will work together to create the new neighbourhood. The key anchors in the area are not just buildings or built forms, but also include the draw of Spinningfields to the north and the River Irwell to the west.

St. John's is not just a collection of buildings, but a place with atmosphere and a story. There are key factors which have helped to inform the development of the area and the spaces which populate it:

Experience and Dwell Points:

Whilst the anchor buildings provide primary destinations or draws for people, there are additional areas where people will spend time or make key decisions about their routes and journeys through the space. These are not mutually exclusive, however there are some areas around or adjacent to larger footprint buildings where people will be encouraged to stop and spend time.

Desire Lines:

The next stage in place making strategy is to identify the key desire lines between the anchor and experience/dwell points. These help to inform the flows of people, the ways in which they will want to move across St. John's and how the spaces they pass along the way can best serve their wants and needs.

Commercial Use:

By compiling the previous categories, the required key areas of commercial frontage become apparent. They must engage with the dwell points, work to connect the anchors together and activate the desire

lines with uses which set the scene and create the atmosphere of each part of St. John's.

Look and Feel:

Once the commercial areas have been identified, it is important to define what the spaces should look and feel like. This can then be fed into the architecture of the buildings and the landscaping which surrounds them. Guides will be produced as each key development plot progresses to ensure that the right mix of tenants is found for the spaces and that they understand the way in which their individual unit contributes to the wider development.

A Day in the Life:

A key exercise is understanding how different people may occupy St. John's, whether they live there, visit there or work there, each person will have a unique experience. Starting to compile the kinds of day that we want people to have in St. John's can help the whole project team to ensure that this is a deliverable vision, which caters to a variety of needs and wants.



WIDER ANCHORS, NODES & ANCHOR POINTS IN ST. JOHN'S

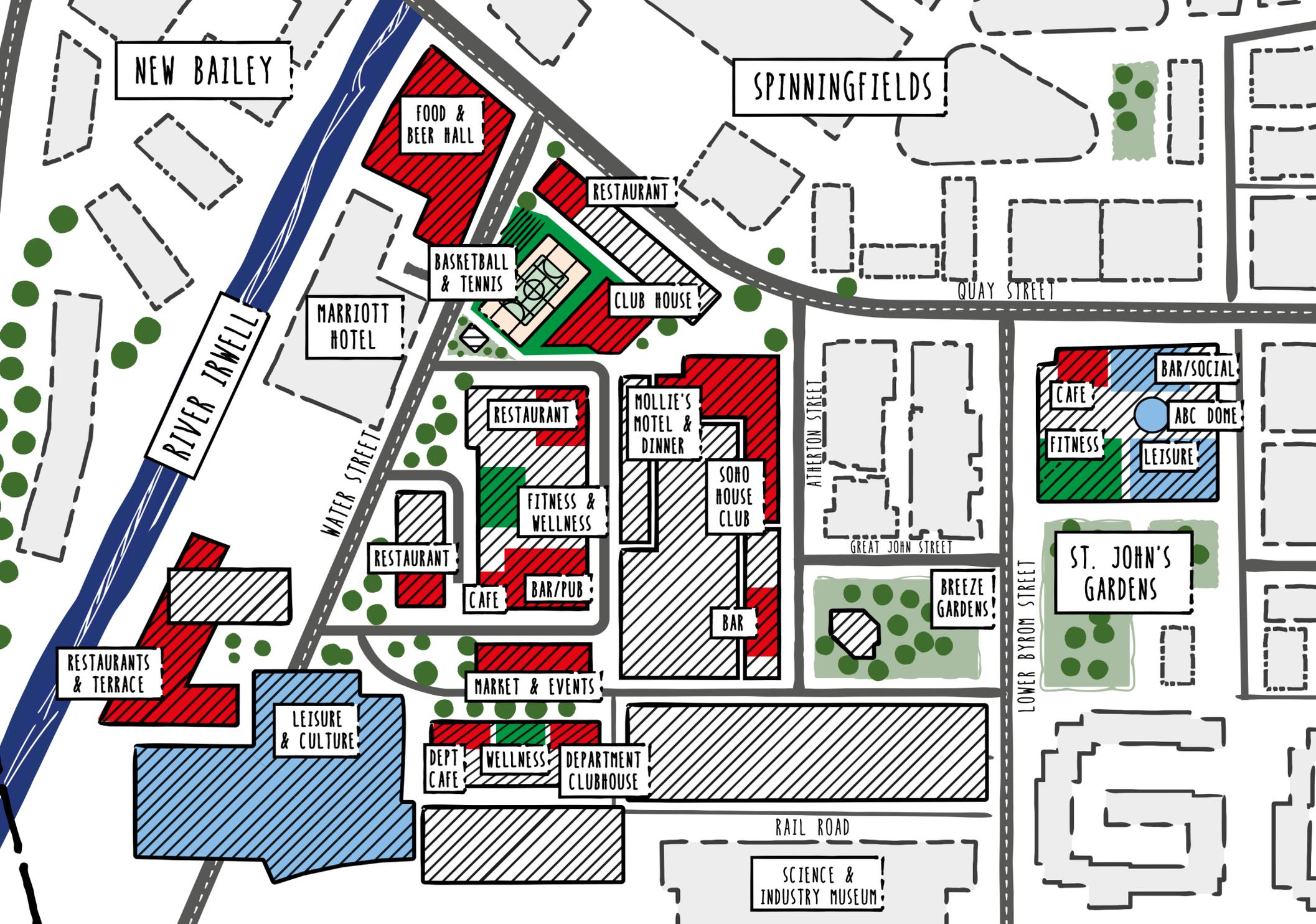


- 1 - Deansgate Station
- 2 - Salford Central Station
- 3 - Oxford Road Station
- 4 - Towards Manchester Piccadilly
- 5 - Towards Manchester Victoria Station, Manchester Arena and the Arndale Shopping Centre
- 6 - Beetham Tower
- 7 - Spinningfields
- 8 - People's History Museum
- 9 - Museum of Science and Industry (MSI)
- 10 - Towards the universities
- 11 - Home - entertainment venue
- 12 - Manchester Central Convention Complex

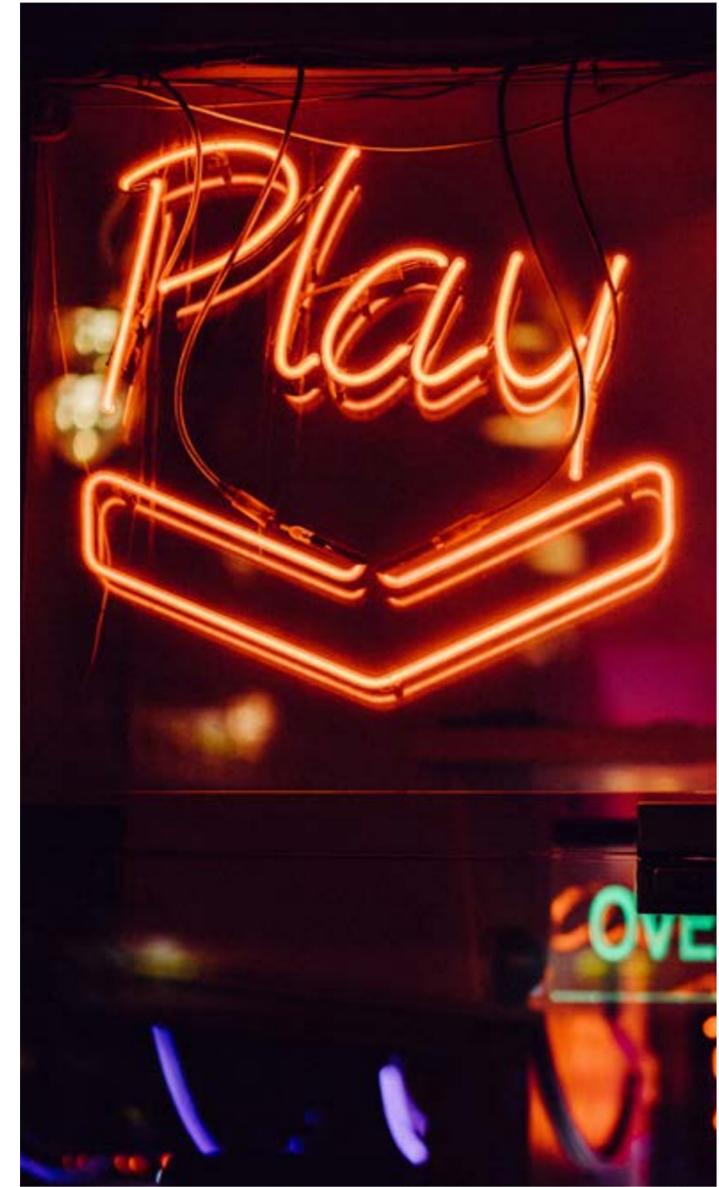
- A - Spinningfields** [open]
- B - Old Granada Studios** [Studios open - Soho House & workspace 2023]
Soho House leisure complex including hotel, members' club and food & beverage outlets.
- C - Breeze Studio and Gardens** [open]
Established existing gardens surrounding the Breeze Studio.
- D - Manchester Goods Yard** [opening 2022]
New business and commercial building at the centre of the masterplan.
- E - Bonded Warehouse** [open]
Historic and characterful warehouse extending under the railway arches.
- F - The Factory** [opening 2023]
New cultural and performance venue for Manchester.
- G - The River Irwell**
Waterway with river-walk and waterside leisure.
- H - Museum of Science and Industry (MSI)** [open]
- I - Campfield** [opening 2024]
Multi-use media spaces linking Manchester's commercial heart with St. John's.
- J - ABC** [open]
New workspace and leisure hub for St. John's.
- K - Shipyard** [opening 2022]
Food & beer hall.
- L - Deuce & Hoops** [opening 2022]
Recreation and leisure facility with a Club House.

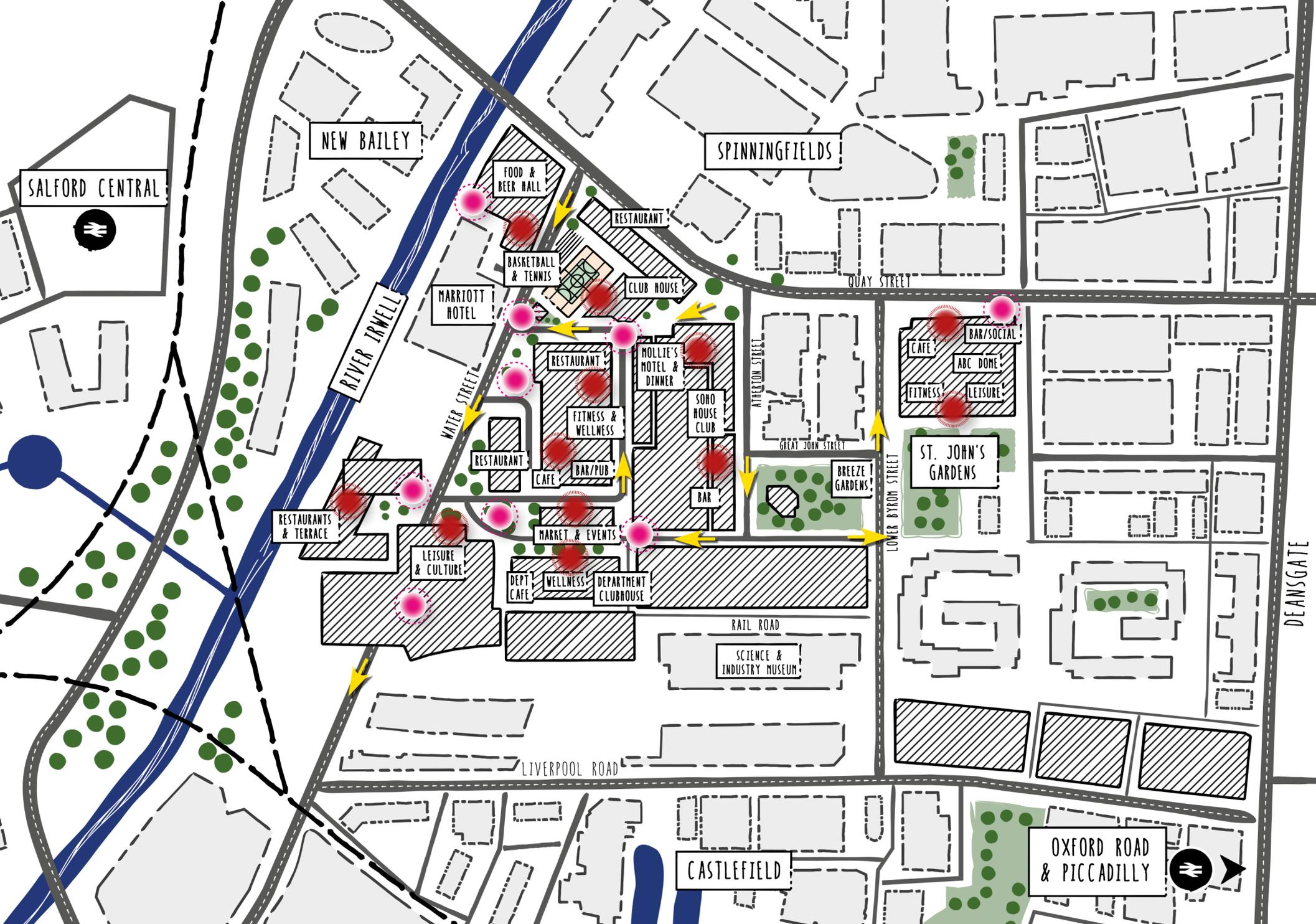
ST. JOHN'S RETAIL & LEISURE STRATEGY

“HEALTH, WELLBEING, EATING, DRINKING & SOCIALISING”



- Food & Beverage
- Fitness & Wellness
- Leisure & Culture
- Parks & Public Realm





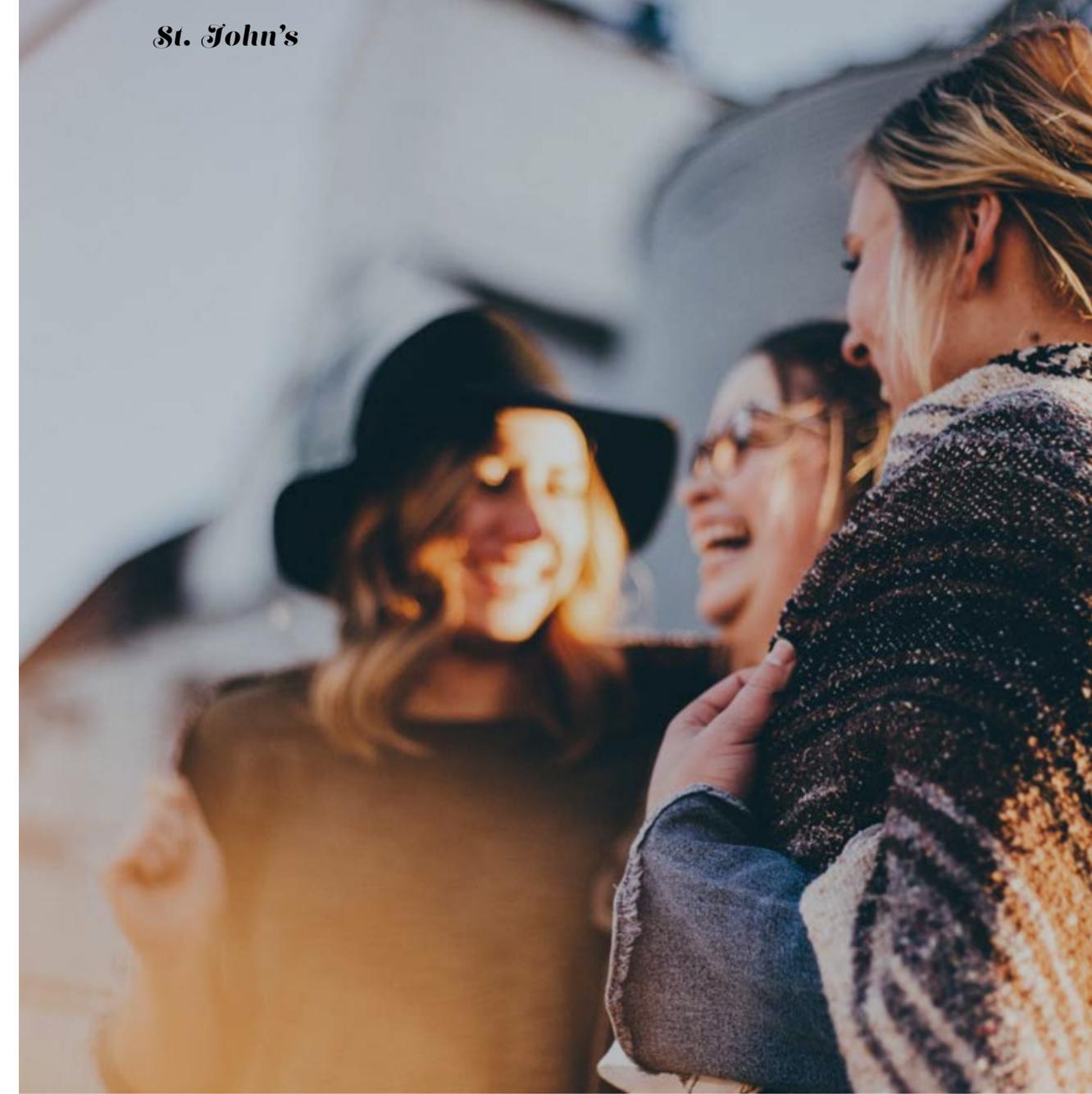
PUBLIC SPACES, LEISURE ROUTES & DWELL AREAS

St. John's is connected to the surrounding city through its strong primary routes, and is articulated internally by a series of corridors that accommodate movement, activity and commerce.

New intimate squares create a canvas for urban theatre and spaces for expression, interaction and inspiration. The retention and creation of two new significant green areas are important to the continuation and setting of St. John's Gardens.

St. John's Place will sit in its own garden, and the area in front of Factory will form a key link to the river from the rest of St. John's.

-  Anchor Retail & Leisure
-  Experience & Dwell Point
-  Primary Route





WHO'S IN?

St. John's



Digital Studios Wine Bar **Mexican & Ceviche** Singapore Street Food **Chinese Dumplings** Sports Bar **Noodle Bar** Gallery **Concept Store** Event Space **Barbecue Grill** Candle Store **New York Deli** Bakery **Chinese Duck Store** Social Lounge **Meatballs** Open Kitchen **Micro Brewery** Diner **Makers Workshop** Toast **Indian Veg** Italian Wood-Fired Oven **Grocery Store** Meatballs **Tech Labs** Craft Stores **East Coast Fish** Organic Foods **Childsplay** Sports Bar Japanese **Eggs & Breakfast** Spanish Tapas





THE STREETS



OF
ST. JOHN'S

ASIDE FROM BEING A SIMPLE THOROUGHFARE, A STREET IS A **MELTING POT** OF SOCIAL INTERACTION: A MIX OF INTERMINGLING, WORK, EXCHANGE, CELEBRATIONS, PROTESTS, TRADE, TRANSPORT AND HOUSING. THE STREET IS A SHARED SPACE AND A COMMUNAL AREA THAT BRINGS PEOPLE **TOGETHER**.



GOODS YARD PARK



- GOODS YARD PARK**
- 11. Deuce & Hoops
 - 12. The Globe Building
 - 13. Shipyard

GOODS YARD PARK

MGY DEUCE & HOOPS

St. John's has it's own recreation ground for sport, leisure, fun, games, events and socialising.

TENNIS



BASKETBALL

DEUCE & HOOPS



CLUB HOUSE



GOODS YARD PARK

THE GLOBE BUILDING

The new innovation building at the gateway to Enterprise City and St. John's. Home to the global communications company WPP.

St. John's

GLOBE & SIMPSON

ICONIC / ANCHOR / PROMINENT
AMBITIOUS / GROWTH



GOODS YARD PARK

SHIPYARD

A new day/night market dining destination for Manchester. An experiential destination on the waterfront of the River Irwell

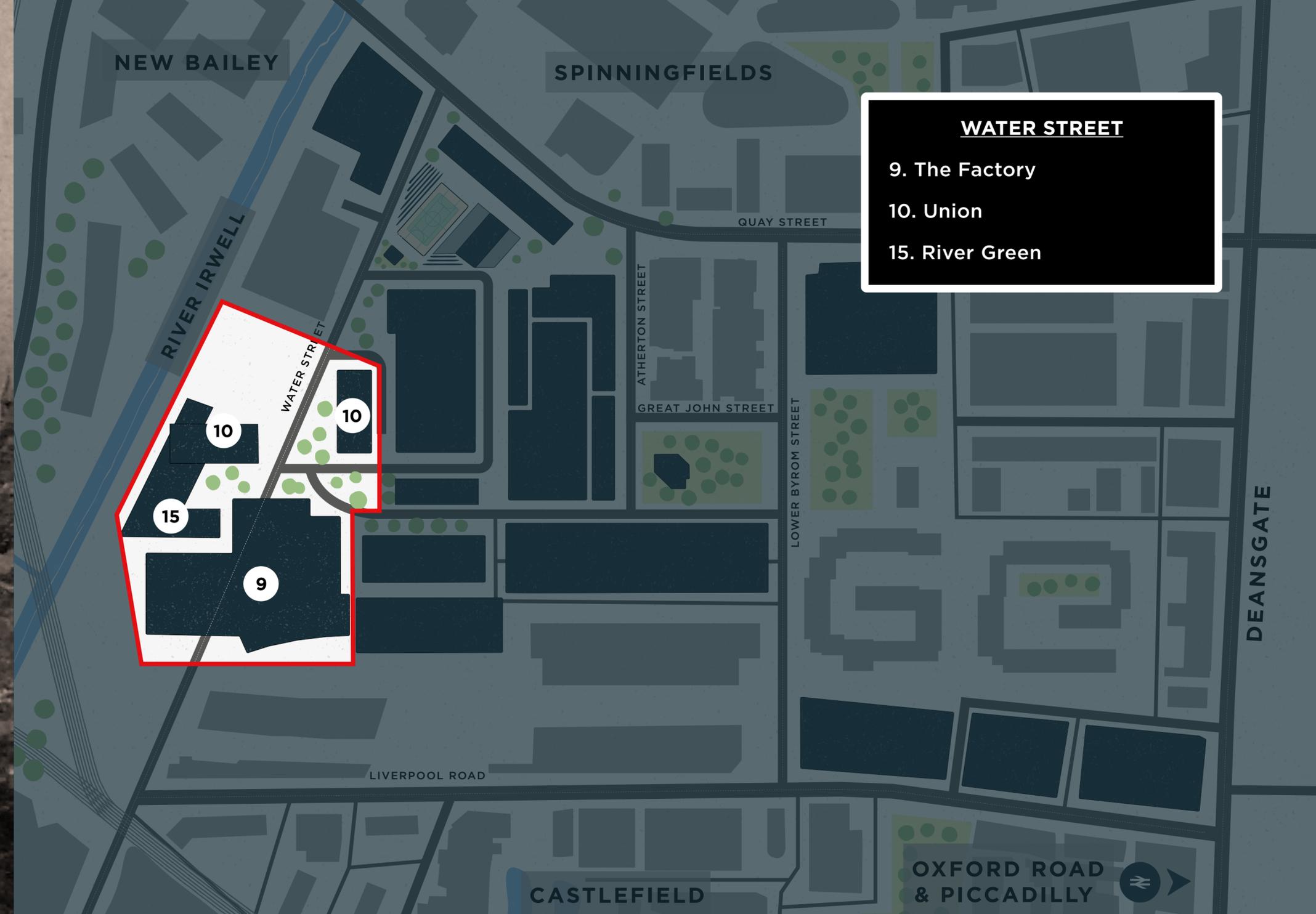
St. John's

SHIPYARD



WATERFRONT / STREET FOOD
DISCOVERY / CRAFTED / MARKET

WATER STREET



- WATER STREET**
- 9. The Factory
 - 10. Union
 - 15. River Green

WATER STREET

THE FACTORY

A unique, large-scale, technologically advanced and ultra-flexible arts space designed to enhance the UK's cultural reputation and output.

ARTS / CULTURE / CENTREPIECE
DESIGN / PROGRESS



WATER STREET

UNION

For the souls of the city, flexing to the way you want to live.



St. John's

WATER & DIME

PRINCIPLED / PANORAMIC
UNRIVALLED / SERVICE / DESIGN



RIVER GREEN

A riverside gastronomic experience bringing together the finest fresh ingredients, the region's best chefs and the perfect setting.



river green

DINING / DRINKING / RIVERSIDE
TERRACE / RESTAURANTS

STUDIO BOULEVARD



STUDIO BOULEVARD

- 2. Manchester Goods Yard
- 3. Old Granada Studios
- 5. Cube Space

STUDIO BOULEVARD

MANCHESTER GOODS YARD

A New York-inspired bustling work space anchored by international company Booking.com and Cloud Imperium Games. It's a modern workplace of excellence.

St. John's

MANCHESTER GOODS YARD

VIBRANT / LIVELY / CONNECTED
PRODUCTIVE / CUTTING-EDGE

STUDIO BOULEVARD

MOLLIE'S MOTEL & DINER OLD GRANADA STUDIOS

Mollie's Motel & Diner is a new concept by the Soho House Group, offering stylish accommodation and restaurant at the heart of St. John's.

St. John's

OLD GRANADA STUDIOS

MOLLIE'S MOTEL DINER STORE

STAY / RELAX / DINE / DRINK

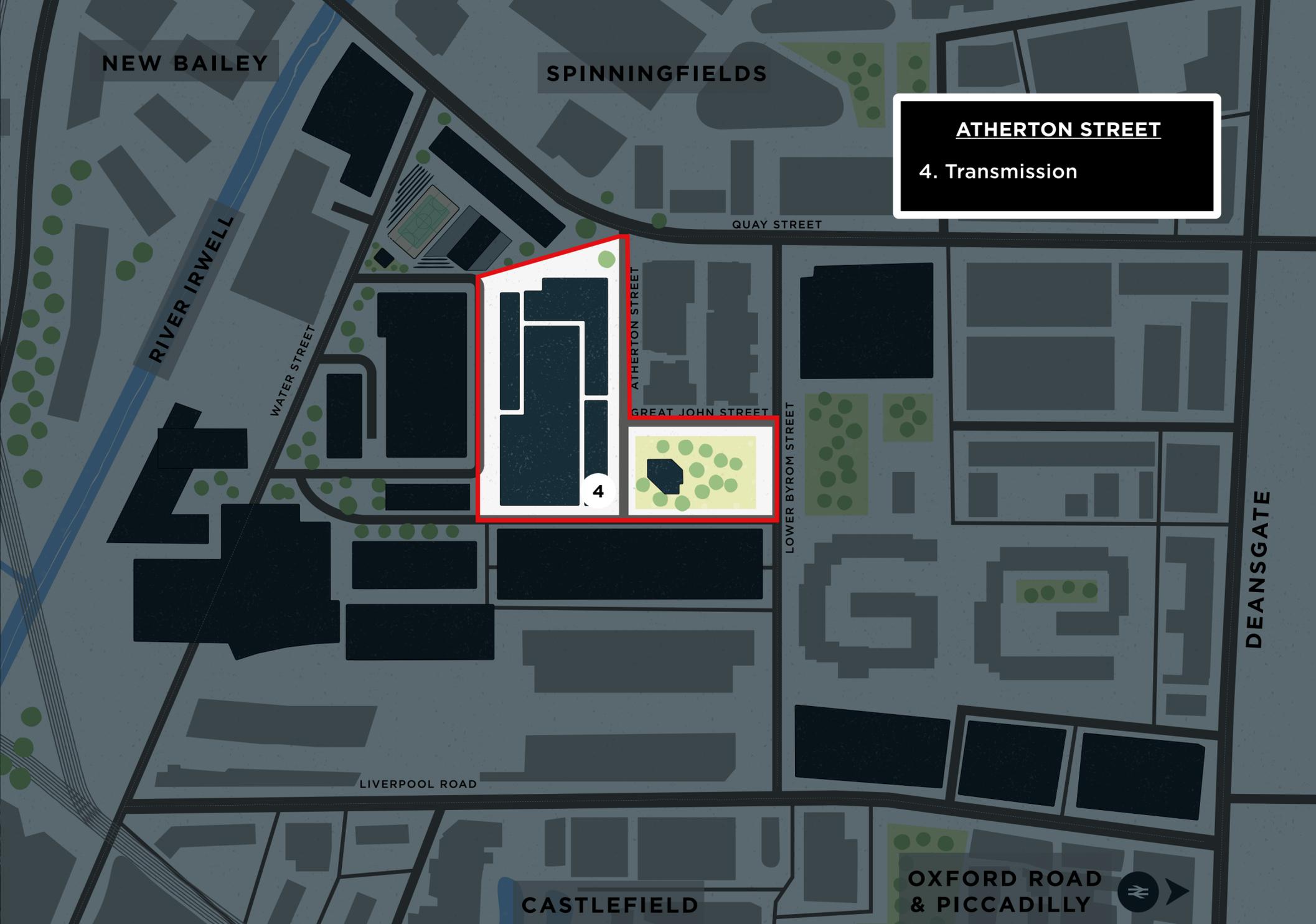
STUDIO BOULEVARD

CUBE SPACE

Cube Space offers fully customisable, self-contained studio workspaces designed for creative, digital and hi-tech industry.

DO WORK, BE SOCIAL WITH CUBE SPACE

ATHERTON STREET STREET

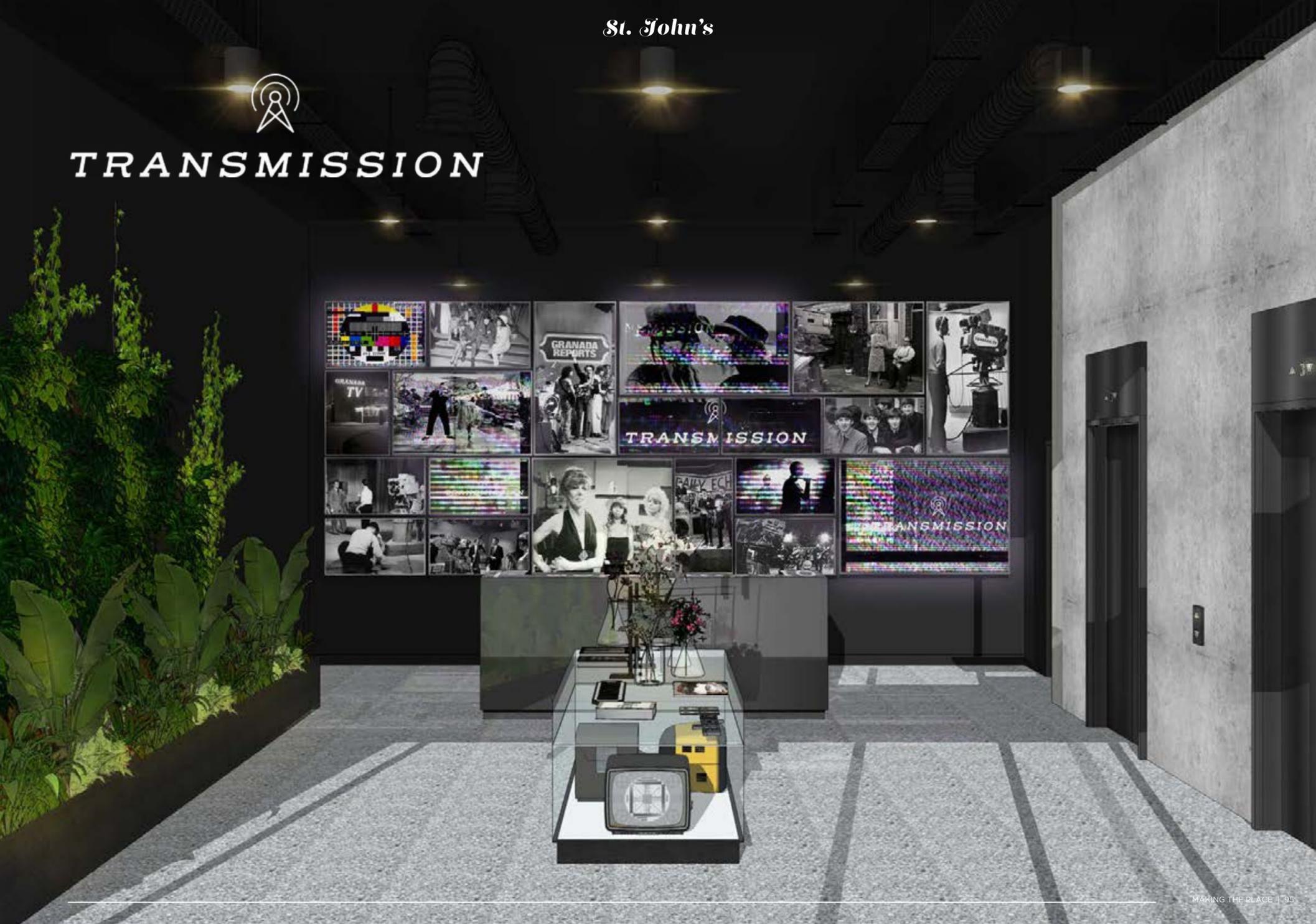




ATHERTON STREET

TRANSMISSION

Creative workspaces, spaces for modern socialising. Places of collaboration and innovation, from flexible floors to start-up studios.



St. John's

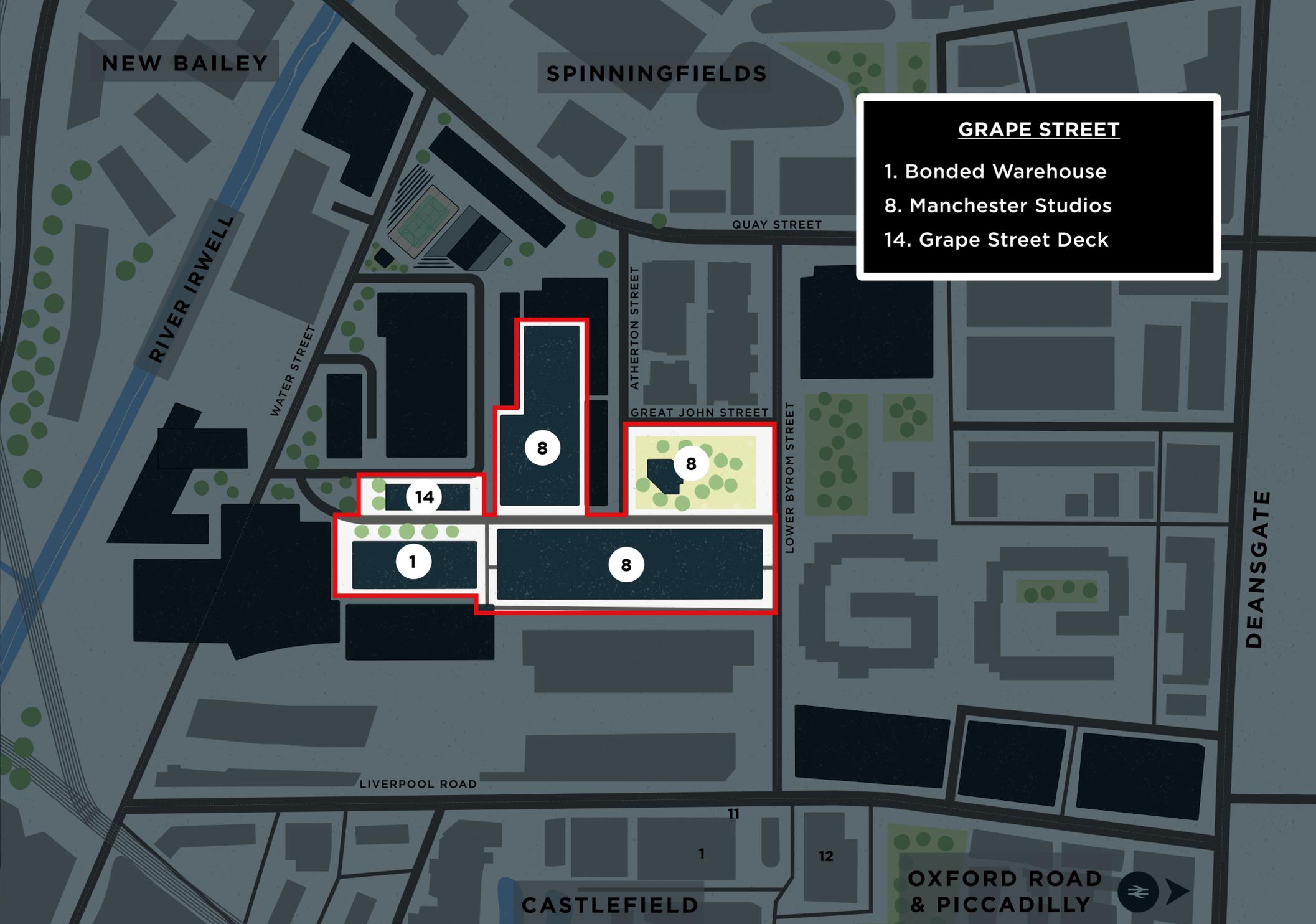


TRANSMISSION





GRAPE STREET



GRAPE STREET

BONDED WAREHOUSE

The enterprise hub for small to medium sized businesses.
The Bonded Warehouse is a destination for enterprise, creativity,
innovative working & socialising.

St. John's

ORIGINAL / INDUSTRY / ENERGY
CHARACTER / CREATIVITY

GRAPE STREET

MANCHESTER STUDIOS

The UK's national network of broadcast, tv & film studios. The city's leading creativity complex for TV, film, music and digital content.

FILM / TV / MUSIC / DIGITAL
BROADCAST / PRODUCTION

MANCHESTER STUDIOS

GRAPE STREET

GRAPE STREET DECK

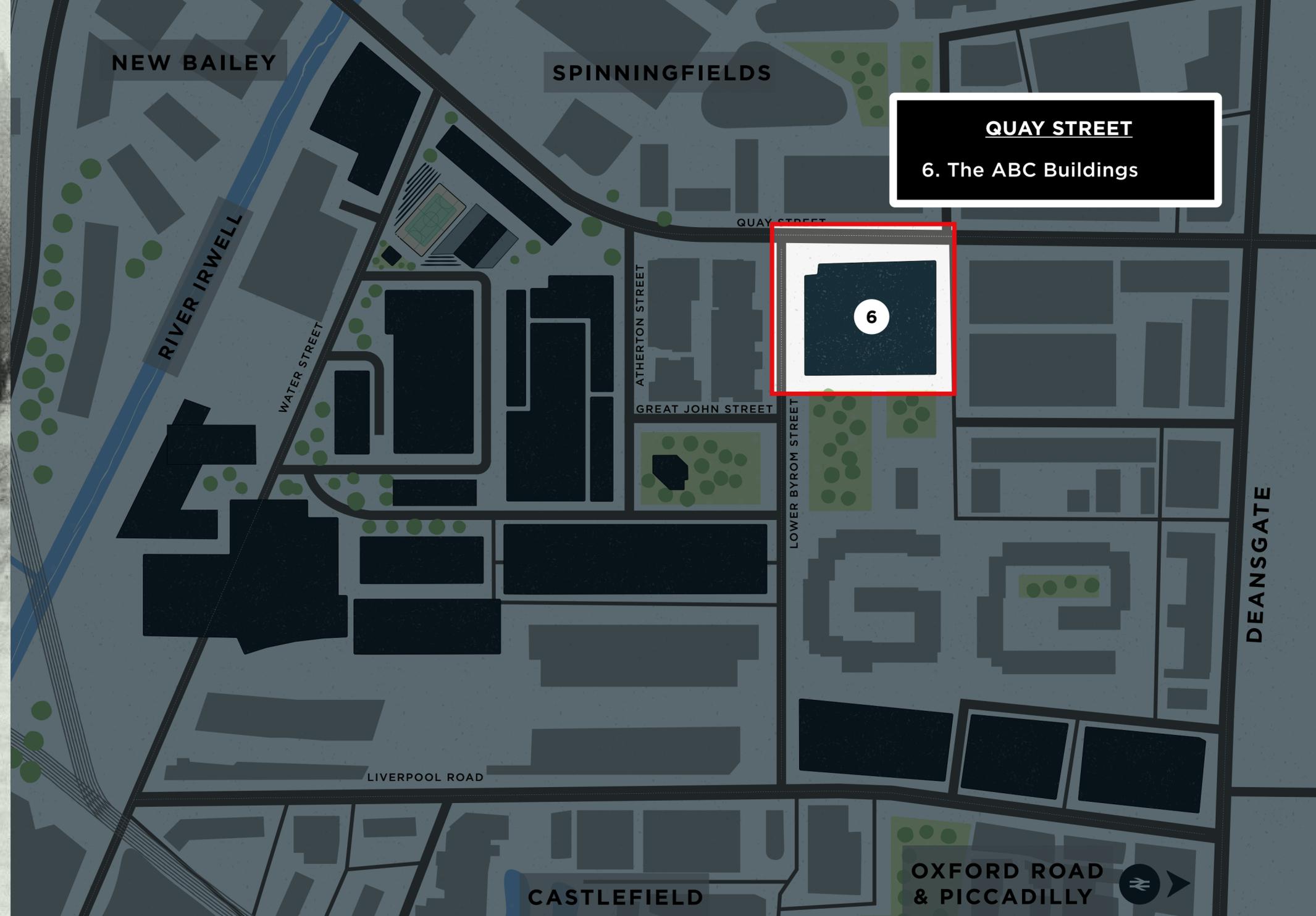
A new street food market and pop-up events venue for St. John's.
Bringing Grape Street to life day and night.



ARTISAN / EATERIES / DRINKS
SOCIAL / MARKET / EVENTS



QUAY STREET



QUAY STREET
6. The ABC Buildings



6

OXFORD ROAD & PICCADILLY

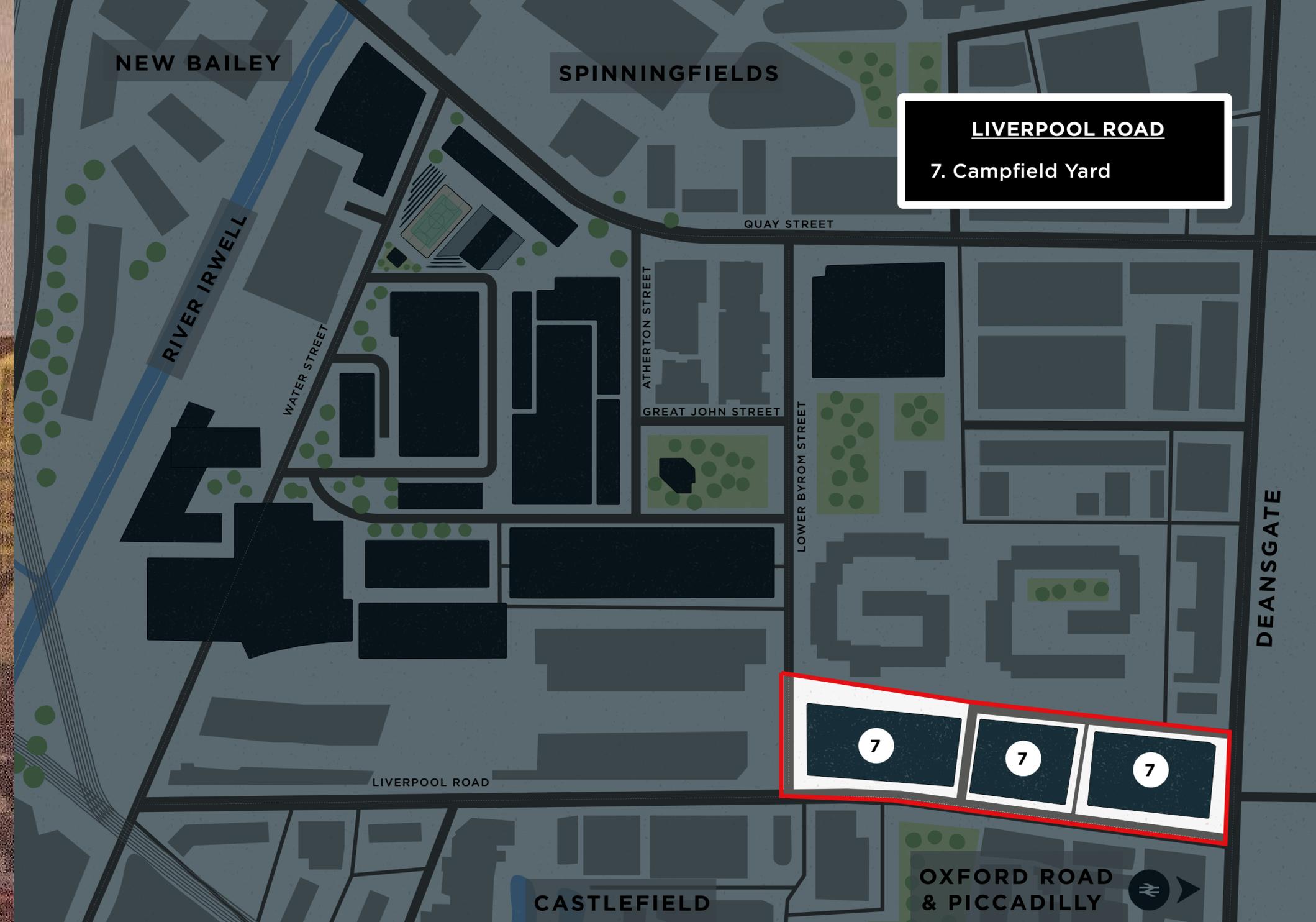
QUAY STREET

ABC BUILDINGS

ABC is a re-defined 1960s collection of symbolic buildings re-imagined and re-adapted for today's modern industry.

TECH / MEDIA / CREATIVE
WORKSPACE / WELLNESS / LEISURE

LIVERPOOL ROAD

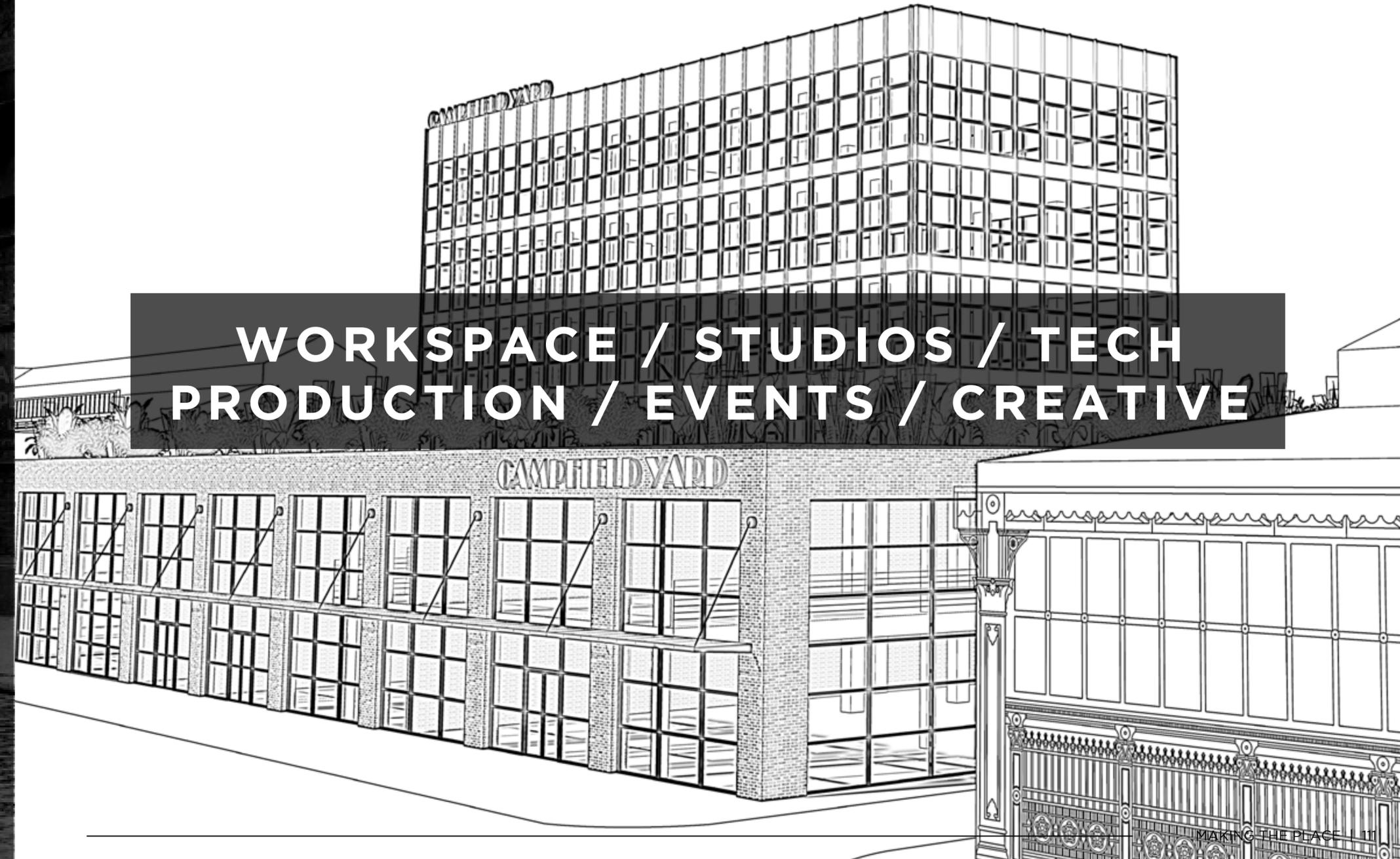


LIVERPOOL ROAD

CAMPFIELD YARD

A defined cluster for media, digital and creative industries to grow and thrive.
Specialist workspace and studios for the creative and tech industries.

WORKSPACE / STUDIOS / TECH
PRODUCTION / EVENTS / CREATIVE





SPECIAL PLACES

ST. JOHN'S IS A LOOKING GLASS INTO POST INDUSTRIAL NORTHERN LIFE, MAGNIFIED BY ITS RELATIONSHIP WITH GRANADA TELEVISION. THE SITE IS MADE UP OF RICH LAYERS OF **'URBAN LAMINATES'** AND WE THINK THAT THIS SHOULD FORM THE BASIS OF THE LANDSCAPE RESPONSE, TWISTING, FRACTURING AND OVERLAPPING TO REVEAL ITSELF AS IT EMERGES IN ITS NEW FORM. THIS WILL DRIVE A MULTI-LEVEL NATURE OF THE PUBLIC REALM FROM STREET LEVEL, TO OVERHEAD ELEMENTS, TO SKY GARDENS, THAT CREATE TEXTURE, INTEREST AND ACTIVITY. THIS ACHIEVES A DIVERSE DETAIL FOR ST. JOHN'S THAT CAN FLUX AND CHANGE THROUGHOUT THE PLACE. ST. JOHN'S CAN BECOME THE LOOKING GLASS INTO THE FUTURE OF NORTHERN CITY LIFE.



PUBLIC REALM

DESIGN RATIONALE

The public realm masterplan proposals for St. John's are driven by key principles that have been established to make the best use of the public spaces and define St. John's as a city destination.

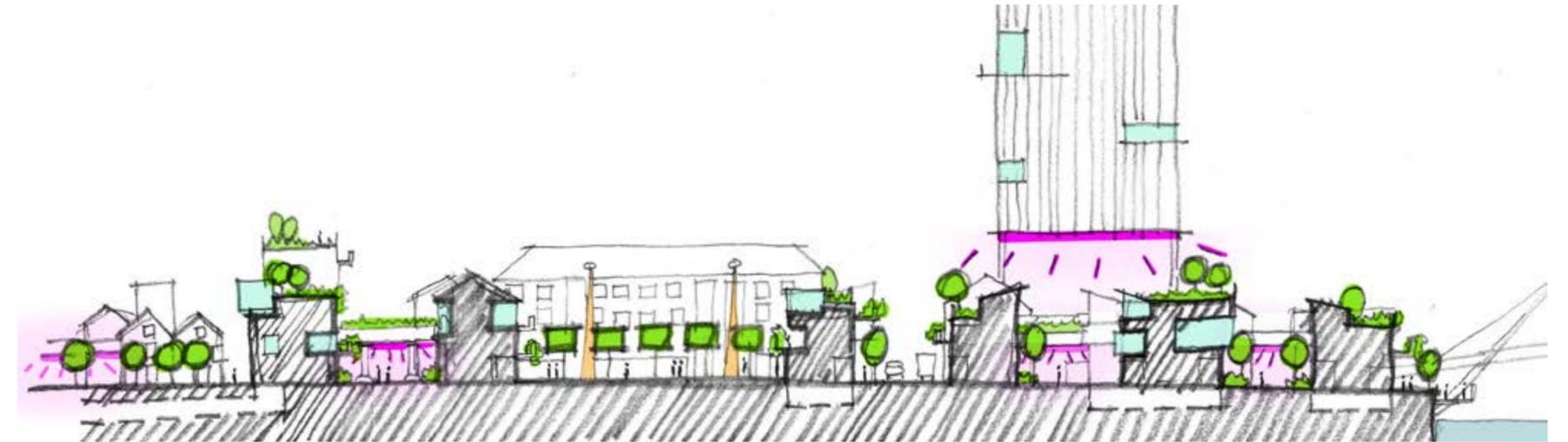
Three primary principles underpin all further decisions and have guided the creation of this masterplan document. They are as follows:

- > Create a platform for activation;
- > Define a new quarter for Manchester;
- > Use high quality, robust materials.

The public realm design aims to be bold and brave without interrupting possibilities for activity. It will be both starkly modern and reminiscent of the industrial heritage of the site. The public realm takes inspiration from diverse sources including Stortorget, Kalmar, Sweden and New York's Meatpacking district.

The strategic aims for the landscape design of St. John's

- A thriving and sustainable neighbourhood
- A place for enterprise, culture and living
- A rich, diverse stimulating new part of the city
- A place with individual character areas informed by urban grain, public realm hierarchy and function
- Integration and connectivity with city centre and surrounding area
- Align with wider city centre strategies, objectives and targets for public realm and sustainability
- Capitalising on the river resource
- Every space has a function - a place that facilitates activity and interaction
- Celebration of workmanship, detailing and local skills
- Eclectic meets elegant and luxurious within a high quality public realm setting
- A greener piece of city.



A PLATFORM FOR ACTIVATION

In order for St. John's to become a unique part of the city and contribute to Manchester's wider offer, it needs to become a destination that pulls people in from not just the city centre but from across Greater Manchester and the North West.

The Factory will be central to establishing St. John's as a destination and as a result Festival Square will become the most important public space within the masterplan area, providing space to host sizeable outdoor events.

Beyond Festival Square the public realm has been designed to be robust and flexible in order to allow activation at a range of scales. Analysis and coordination of the ground floor uses of the buildings within the masterplan area has established a treatment that allows spill-out to the numerous F&B offers within the masterplan.



A NEW QUARTER FOR MANCHESTER

St. John's sits in a key strategic location within Manchester city centre, linking Castlefield to the south, Salford to the west and Deansgate and the Great Northern Warehouse to the east.

The industrial history of the area is plain to see and the Museum of Science and Industry at the southern gateway to St. John's provides an existing attraction that can act as a catalyst for the creation of a new and unique quarter within Manchester.

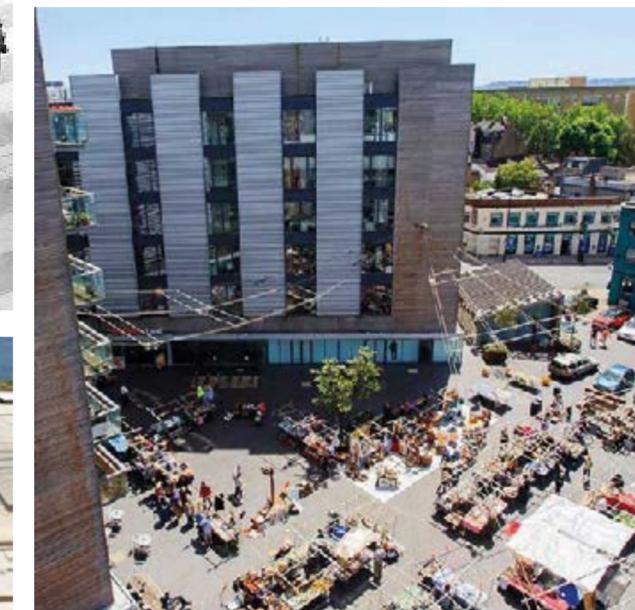
The Factory will become another important piece of the jigsaw, establishing St. John's as a premier cultural destination within the city and wider region. It is these two strands, rich industrial heritage and centre for culture and the arts that will intertwine to establish St. John's as a vibrant and distinctive new quarter within Manchester. The public realm aims to respond to this by creating flexible spaces that are brave and forward-thinking whilst celebrating the industrial heritage of the area.

HIGH QUALITY MATERIALS

The two principles discussed above underline the need to select a hard materials palette that can act as the stage and the stalls, that is modern and distinctive whilst alluding to the history of the site, that provides flexibility but also definition.

The surface treatment proposals for the masterplan area are to create a monolithic, patterned carpet formed of cast in-situ concrete. A grid will be established through the formation of the surfacing that will provide consistency across the site on top of which everything else can be introduced.

Tree and furniture locations will be determined by the grid and activation at all levels, from cafe spill-out to large scale events will use the grid as a basis for defining space.



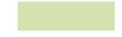
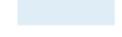
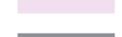
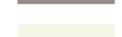
WIDER URBAN FABRIC

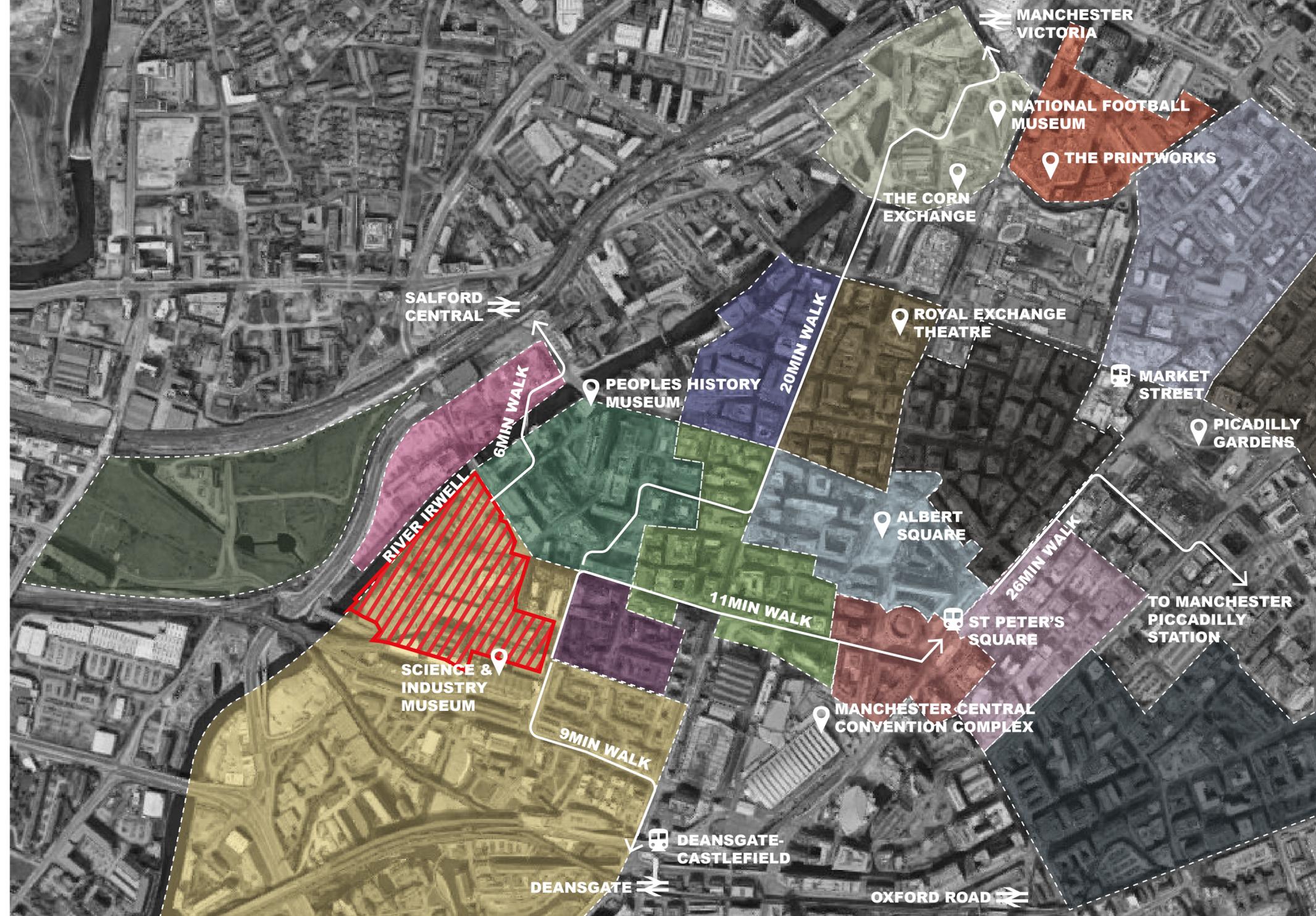
The St. John's masterplan area is located in the southwestern extremity of Manchester City Centre within Castlefield Conservation Area.

The site is well connected both for public transport and pedestrians who can be on Deansgate in 5 minutes and Albert Square in 10 minutes. Much of the city centre is designated as conservation areas and the site lies close to the St John Street and Deansgate conservation areas.

The River Irwell lies to the west of the masterplan area separating the cities of Manchester and Salford. The partially developed Middlewood Locks area lies across the river.

URBAN CONTEXT ANALYSIS

-  Site Application Boundary
-  Castlefield Conservation Area
-  St John Street Conservation Area
-  Deansgate Conservation Area
-  St Peters Square Conservation Area
-  Albert Square Conservation Area
-  Parsonage Gardens Conservation Area
-  St Anns Square Conservation Area
-  Upper King Street Conservation Area
-  George Street Conservation Area
-  Whitworth Street Conservation Area
-  Smithfield Conservation Area
-  Stevenson Square Conservation Area
-  Cathedral Conservation Area
-  Spinningfields
-  Middlewood Locks
-  New Bailey



HISTORICAL CONTEXT

The history of St. John's is tied inexorably to two moments both of which, in their own way, helped to define the cultural landscape of Manchester and the North West.

At the turn of the 19th century Manchester was already expanding rapidly along the river Irwell. Quay Street led down to buildings along the water in what is now our site.

Most of St John's was open land but St. John's Church, built in 1769, was standing in what is now St John's Gardens.

On the 15th September 1830, the World's first inter-city railway opened joining Manchester to Liverpool. The Terminus was at Liverpool Road in Manchester which sits just to the south of the site and is now part of the Science and Industry Museum.

As haulage and passengers were transported on the railway, so the area around St. John's developed quickly as shown difference in infill on the maps of 1836 and 1848.

By 1844, Manchester Victoria had superseded Liverpool Road as the passenger terminus and Liverpool Road station and surrounding area became a goods yard.

This state of affairs continued into the 20th century and much of the site was used for transport and haulage with the Manchester and Salford Junction Canal extending from the Irwell to the north of the goods yard.

The second moment that changed the direction of the site and area was the opening of Granada Studios in May 1956.

Home of Granada Television (later ITV Granada) the studios produced a great number of TV shows including Coronation Street and World In Action.

When Liverpool Road Station closed in 1975, Granada Television purchased the land some of which became part of the Coronation Street set.



Historic maps of the site and surrounding area



1807



1836



1848



1884



1900



1959

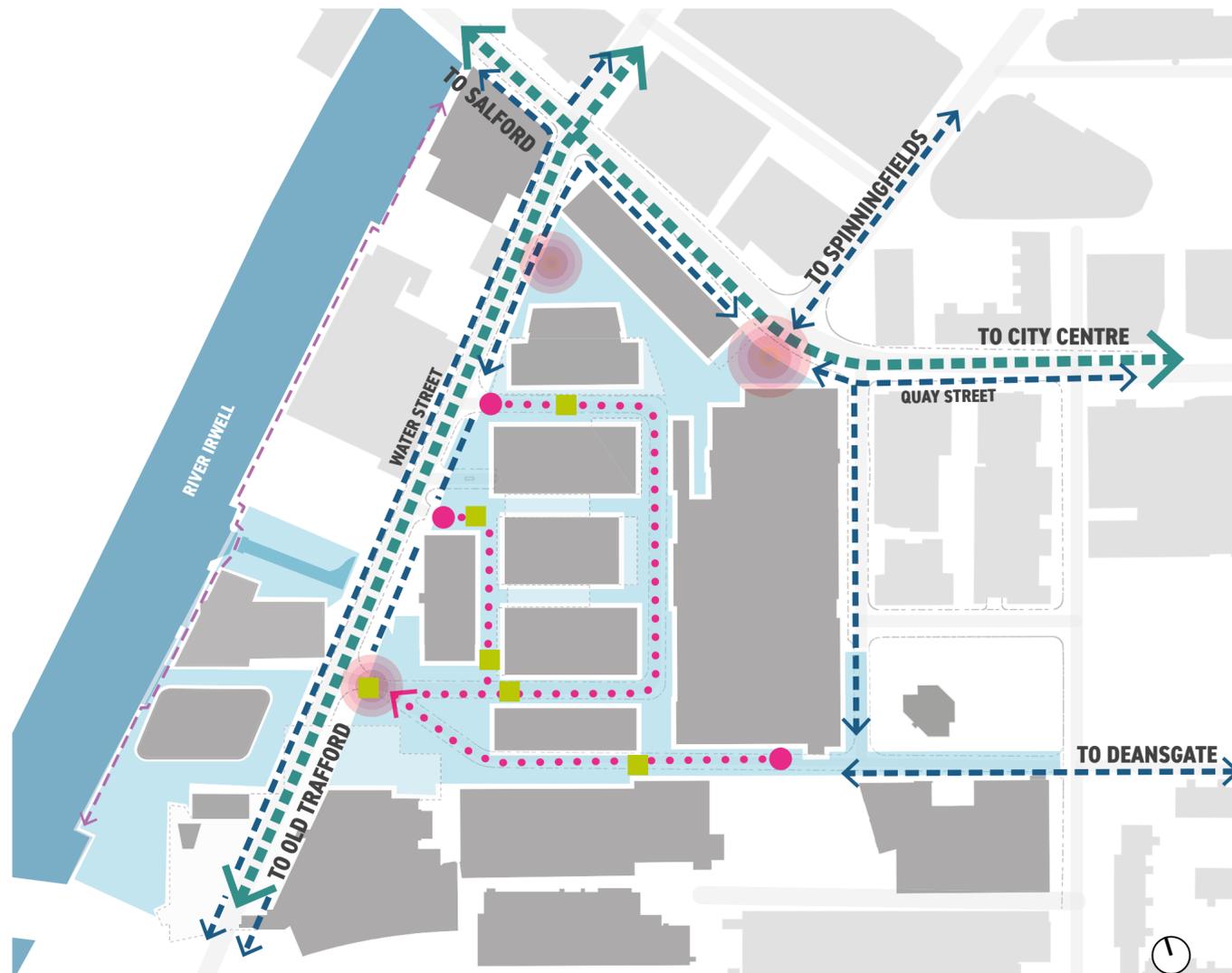
ON-SITE MOVEMENT

Analysis of the pattern of movement within the masterplan area shows how within the site pedestrians have free movement whilst vehicle access is strictly controlled beyond Water Street and Quay Street.

Thresholds at the main points of entry into the site area will emphasise the switch from a vehicle-priority to pedestrian priority streetscape. Within the site vehicle movement will be access controlled with one-way routes returning to Water Street at Festival Square.

MOVEMENT ANALYSIS

- Footpath circulation
- Vehicular circulation
- Controlled vehicle movement
- St. John's pedestrian and cycle zone
- Vehicle control point
- Thresholds
- Riverside walk



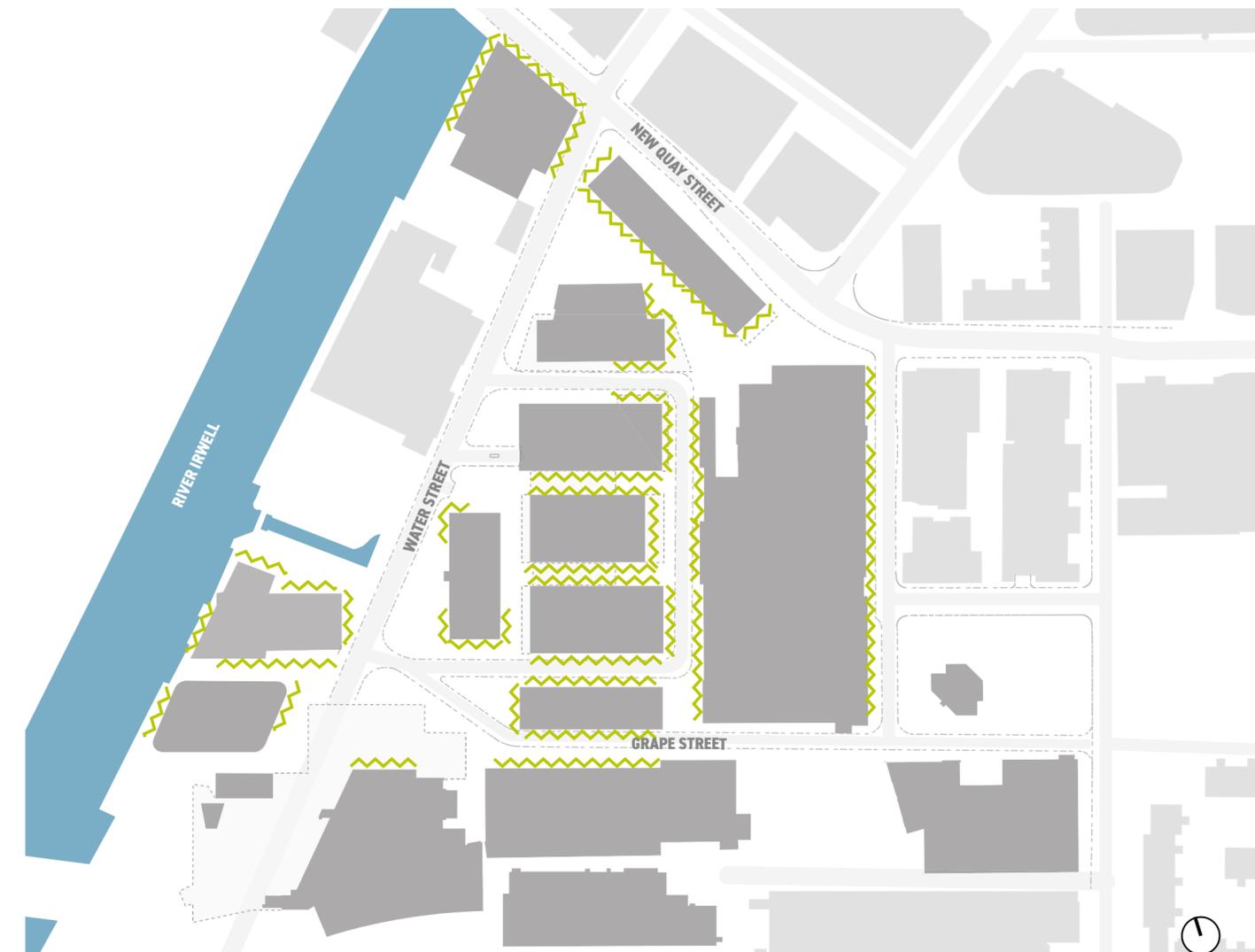
ACTIVE FRONTAGES

A study of where there will be commercial units within the masterplan buildings demonstrates that there is a great opportunity to maximise the active frontages and create a dynamic streetscape.

Taking reference from New York's meat packing district, the bold and simple landscape treatment will be non-prescriptive and allow the individuality of retailers to shine through. The large number of commercial units fronting the main thoroughfares shows that there is potential for the masterplan of St. John's to act as a unifying carpet and a platform for activation.

ACTIVE FRONTAGE ANALYSIS

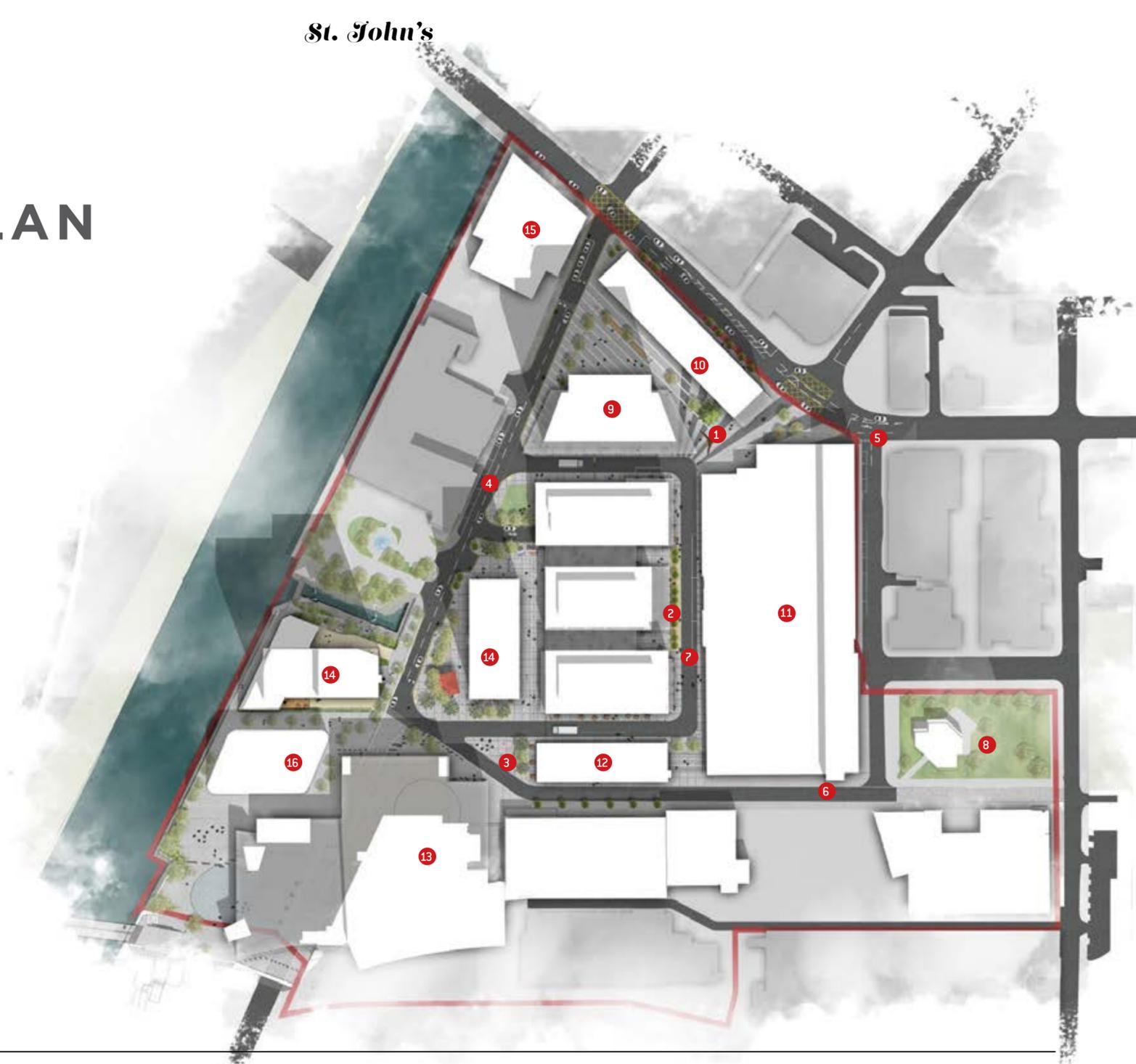
- Active frontages



PUBLIC REALM MASTERPLAN

St. John's

- 1 St John's Gateway
- 2 Manchester Goods Yard
- 3 Festival Square
- 4 Water Street
- 5 Quay Street
- 6 Grape Street
- 7 Studio Boulevard
- 8 Breeze Gardens
- 9 St John's Place
- 10 Globe & Simpson
- 11 Old Granada Studios
- 12 No 1 Grape Street
- 13 Factory
- 14 Nickel & Dime
- 15 Albert Shed
- 16 Media Cube



PROGRAMMING & ACTIVATION STRATEGY

St. John's

Creating a platform for activation is a key principle of the St. John's Masterplan and so it follows that the programming strategy is developed to maximise every opportunity for bringing activation into the site.

Central to the programming strategy is Festival Square and Factory. This space is envisaged as a multi-functional plaza that can host large scale events such as the Manchester International Festival.

A further public space will be created at St. John's Place in the northern part of the masterplan area. This space will respond to the associated buildings.

-  Festival Square
-  St John's Place
-  "Pop up" events spaces
-  Studio Boulevard
-  St. John's Gateway
-  Riverside
-  Breeze Garden
-  Canal basin
-  Winter gardens
-  Factory Square



FURNITURE STRATEGY

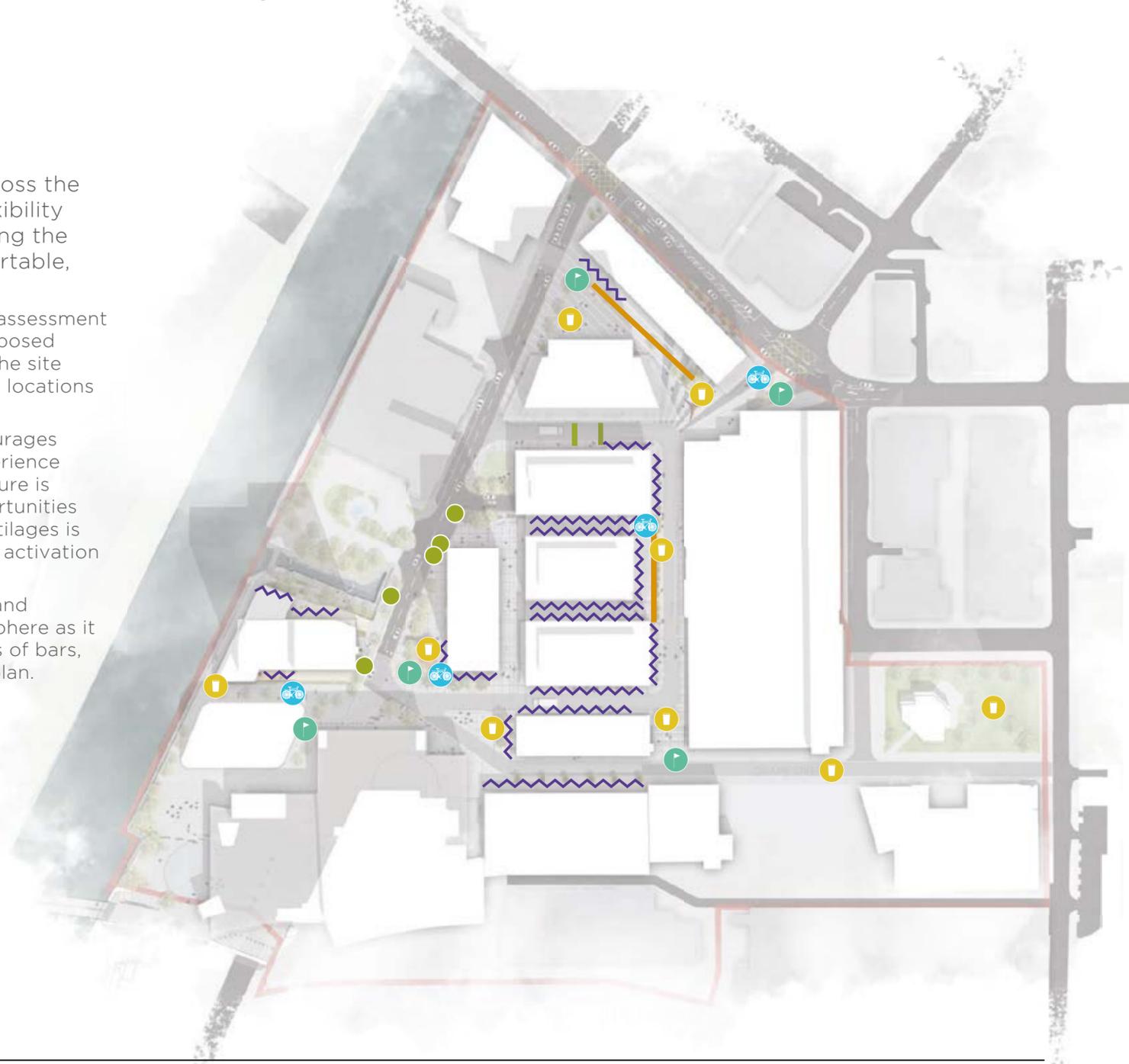
The approach to street furniture across the masterplan is aimed at retaining flexibility within the public realm whilst allowing the opportunity to dwell within a comfortable, safe and secure environment.

Using the sun and shade analysis and as assessment of ground floor use, fixed furniture is proposed within the brighter and sunnier areas of the site whilst helping to enhance office entrance locations by creating activity and animation.

Locating fixed furniture in this way encourages regular use and enhances a persons experience of the spaces on offer. Whilst fixed furniture is deliberately kept to a minimum the opportunities for loose furniture to inhabit building curtilages is maximised by the extensive ground floor activation across the masterplan.

This approach will result in an animated and continually changing public realm atmosphere as it responds and adapts to the requirements of bars, cafés and restaurants across the masterplan.

-  Fixed seating
-  Loose seating
-  Bins
-  Signage and wayfinding
-  Visitor cycle parking
-  Free standing planters

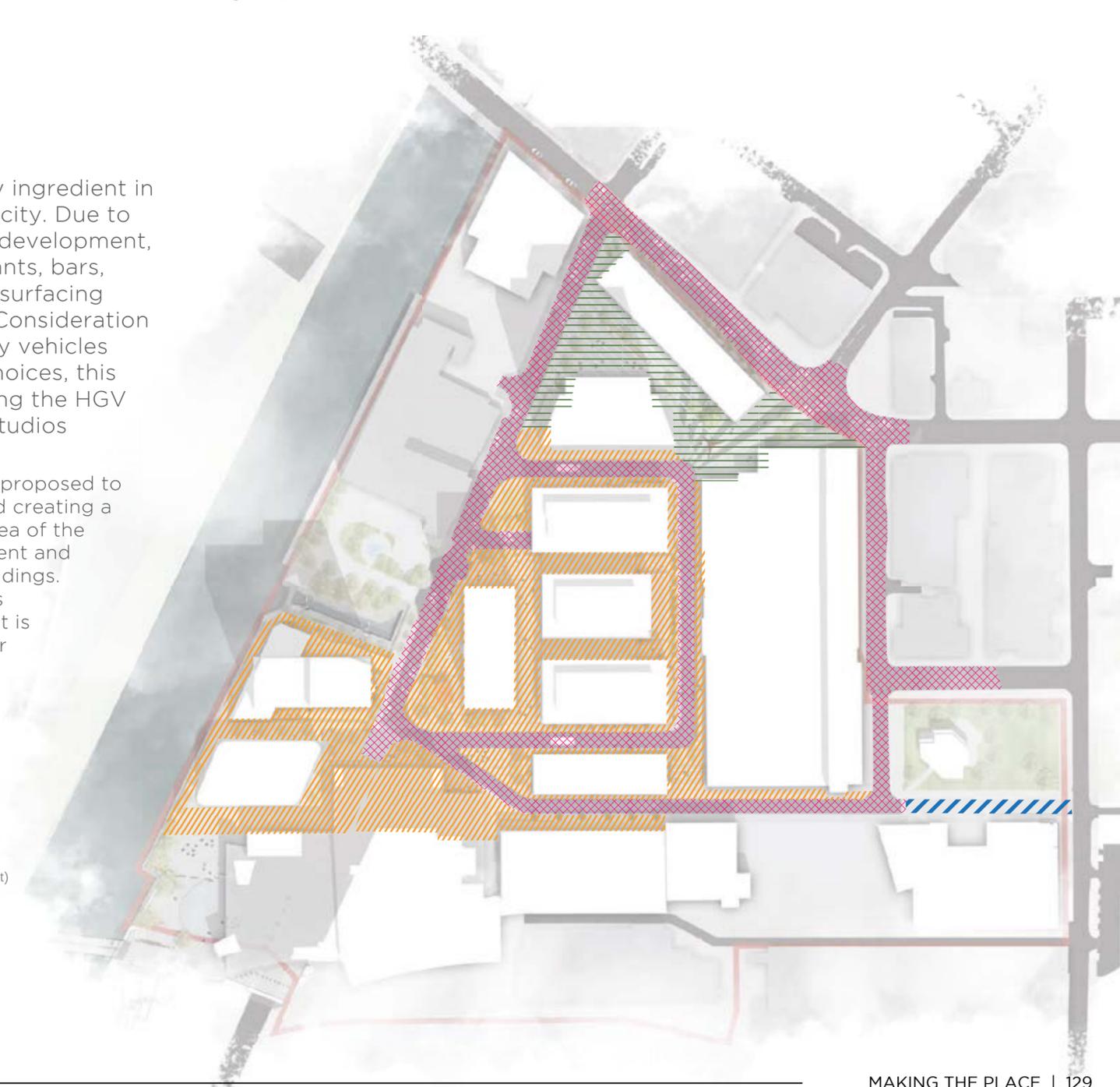


SURFACE STRATEGY

The choice of surface materials is a key ingredient in achieving a distinct new district of the city. Due to the mixed-use nature of the St. John's development, the site includes offices, cafés, restaurants, bars, studios and apartments, the proposed surfacing needs to be robust and hard wearing. Consideration of the frequency of service and delivery vehicles needs to be reflected in the material choices, this is particularly true when accommodating the HGV vehicles that will service the retained studios associated with Old Granada Studios.

The use of in-situ concrete in a 3x3m grid is proposed to the areas defined by Manchester Goods Yard creating a high quality yet robust surface within this area of the masterplan. The grid acts as a unifying element and responds to the regular geometry of the buildings. Within the public realm defined by St. John's Place and Globe and Simpson a natural pallet is proposed, here the grid becomes more linear and responds to the geometry of Globe and Simpson, this creates a change in character which helps define this space within the masterplan whilst the use of regular geometry retains commonality with the wider site.

-  Two tone concrete surfacing (in-situ or pre-cast)
-  Flag paving
-  Concrete -in-situ or large format pre-cast
-  Black macadam



HIGHWAYS STRATEGY

-  Concrete pre-cast paving - colour to match adjacent in-situ concrete surface.
-  Concrete pre-cast paving - colour to match adjacent in-situ concrete surface.
-  Concrete pre-cast paving
-  Black macadam
-  Existing paving retained
-  MGY adopted highways
-  G&S adopted highways
-  T1 Adopted highways



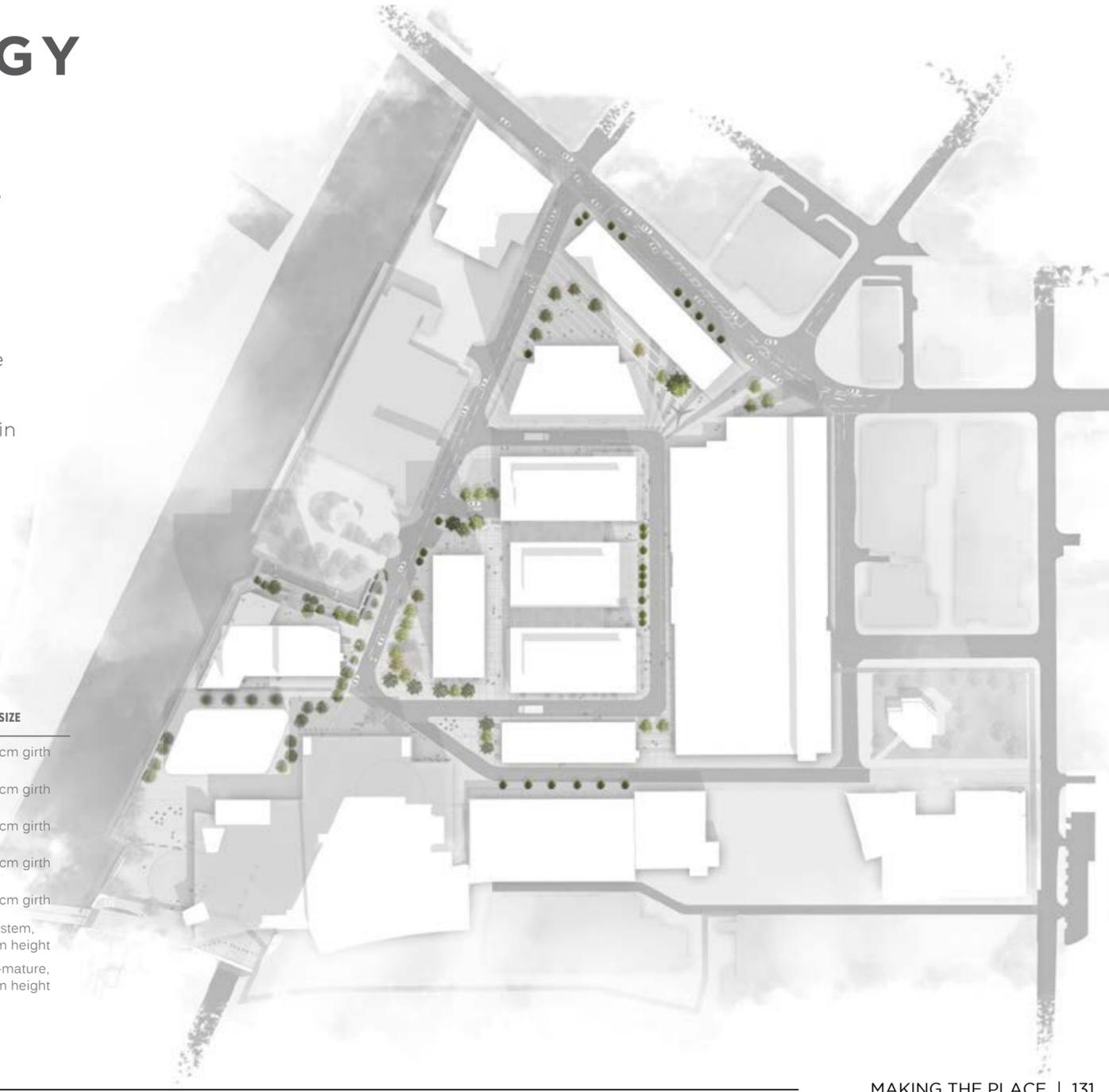
TREE STRATEGY

Tree planting within the public realm masterplan is driven by two main aims, the desire to create a green external environment that retains flexibility of the ground plain and the need to mitigate excess wind as a result of tall buildings. Trees have been located where they will have the maximum impact.

The introduction of green infrastructure requires careful consideration of micro-climate and species selection to ensure trees thrive within the site. The introduction of trees will create new green infrastructure corridors within the city centre, enhance air quality, help with drainage and increase biodiversity.

A mixture of evergreen and deciduous trees is proposed across the site to ensure seasonal variation and aid with wind mitigation. 60 category A, B and C trees are proposed for removal to accommodate the development of St. John's and 90 new trees are proposed across the site.

SPECIES	COMMON NAME	SIZE
Pinus Nigra 'Austriaca'	Austrian Pine	50-60cm girth
Gleditsia triacanthos 'Skyline'	Honey Locust 'Skyline'	50-60cm girth
Catalpa bignonioides	Indian Bean Tree	50-60cm girth
Gingko biloba 'Princeton Sentry'	Fastigate Maidenhair Tree	30-35cm girth
Ilex castaneifolia	Chestnut-leaved Holly	30-35cm girth
Ostrya carpinifolia	Hop Hornbeam	Multi-stem, 2-2.5m height
Betula utilis jacquemontii	White-barked Himalayan Birch	Semi-mature, 5-5.5m height



PUBLIC ART STRATEGY

Public art forms a key component of the St. John's masterplan and a series of specifically commissioned pieces are proposed within the public realm.

The arts strategy identifies key locations within the public realm where art will enhance the user experience, provide a focal point and act to draw people into a through St. John's from the surrounding areas of the city centre. The individual interventions will be commissioned as each plot is developed through mini competitions involving invited public art consultants.

- 1 Static sculpture
- 2 Interactive canopy
- 1 Art installation to end of Studio 12
- 2 Art installation to Globe & Simpson
- 3 Multimedia facade



LIGHTING STRATEGY

The required lighting levels for the public realm will be achieved through building mounted units across most of the development. This will reduce clutter within the external spaces and further reinforce the intention to provide a multifunctional external environment that can be curated for a number of activities.

In addition to this, elements within the public realm will be accentuated using feature lighting. This includes up-lighting trees and incorporating lighting in the fixed seating elements located in St. John's Place and to the frontage of Manchester Goods Yard.

The only element of functional public realm lighting that isn't building mounted will be the inclusion of catenary lighting along Studio Boulevard between Manchester Goods Yard and Old Granada Studios.

- 1 Uplighters to illuminate trees
- 2 Catenary lighting
- 3 Street lighting
- 4 Lighting to artwork
- 5 Recessed strip lighting on seating
- 6 Lighting strip on handrails
- 7 Interior lighting to illuminate streets and avenues
- 8 Multimedia facade



COMMERCIAL OPPORTUNITIES

KEY SPACES: Due to the nature of St. John's development, the site offers a series of key open spaces which can accommodate different out street commercial opportunities.

- 1** Festival Square
- 2** T2 remaining land
- 3** T3 remaining land
- 4** Southern car park ramp strip
- 5** Northern car park ramp plot
- 6** SJP Pavilion plot
- 7** St John's Square
- 8** OGS Strep pavement
- 9** Grape Street pavement
- 10** Studio Way steps



Food trucks



Market Pavilions

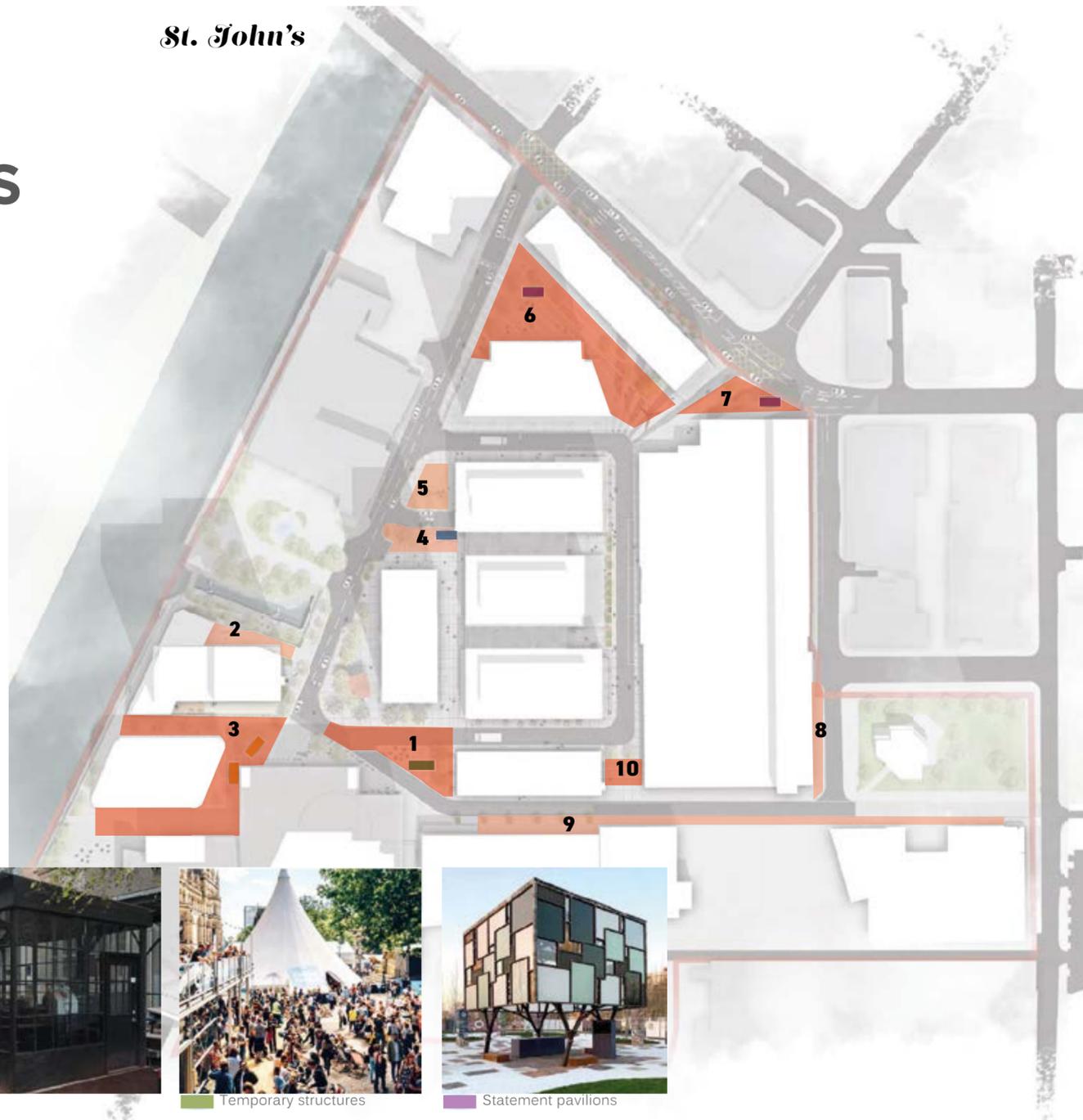


Temporary structures



Statement pavilions

St. John's



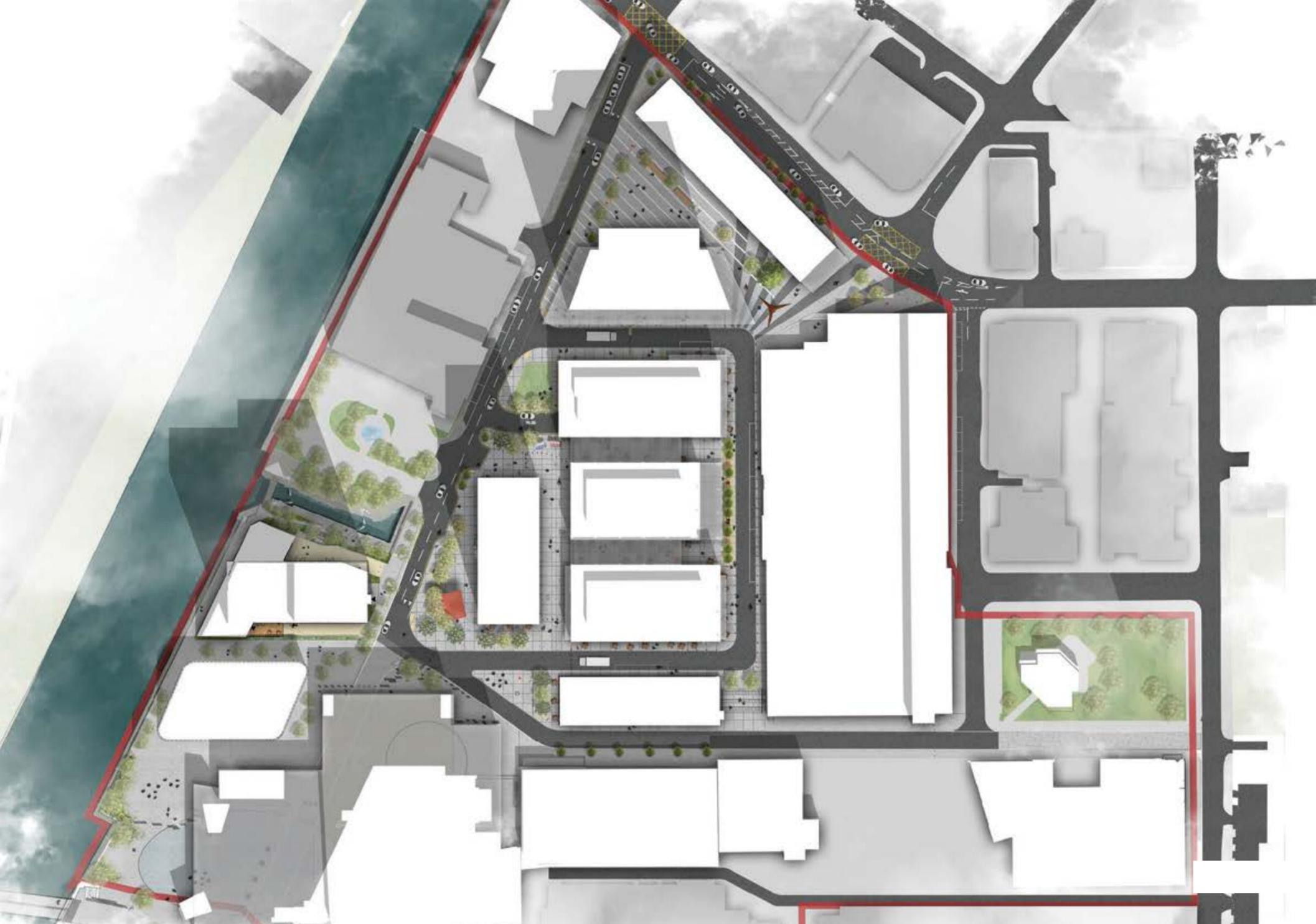
ADVERTISING OPPORTUNITIES

- 1** Factory northern facade
- 2** Albert Sheds New Quay Street Ffacade
- 3** Albert Sheds Water street facade
- 4** G&S New Quay Street Facade
- 5** HQ Building northern facade
- 6** OGS Studio Way facade
- 7** OGS Grape Street Facade
- 8** MGY Car park ramp
- 9** T3 Media Cube facade
- Potential Lamppost +banner location
- Digital Totem

St. John's



KEY SPACES



ST. JOHN'S GATEWAY

St. John's Gateway is the key public space that links St. John's to Spinningfields and the wider city centre. It forms the main northern gateway into the site and acts to draw people off New Quay Street past Globe & Simpson and St. John's Place towards Manchester Goods Yard and Studio Boulevard where the main hub of bars, cafés and restaurants will be located.

The design reflects the desire to draw people into the site from this location with the contrasting bands of paving emphasising the direction of movement and converging on the point of interaction between Old Granada Studios, St. John's Place and Manchester Goods Yard, creating a threshold into Studio Boulevard. The space is deliberately open and free from furniture to protect views towards Manchester Goods Yard and aid unrestricted movement through this area of the masterplan.

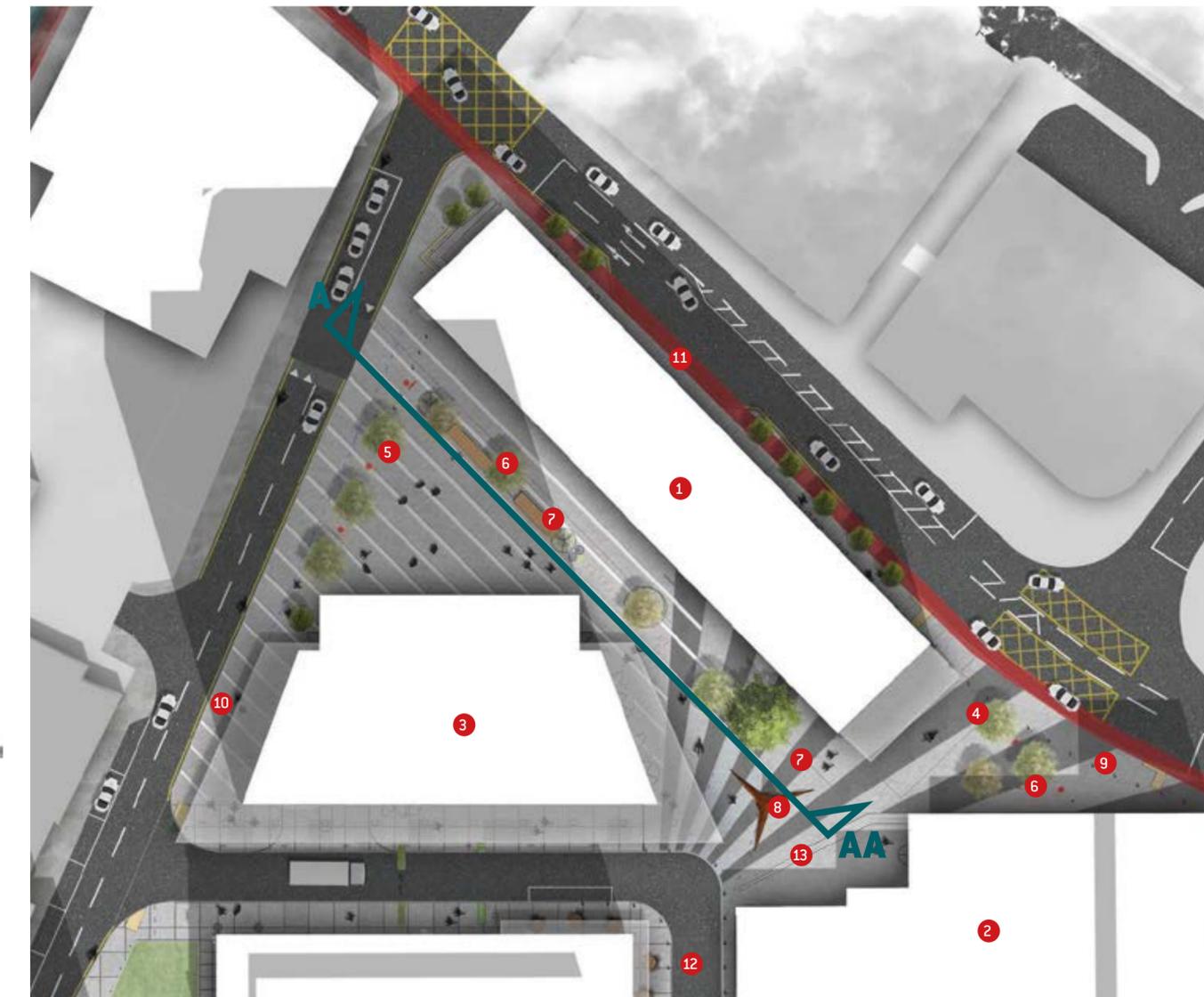
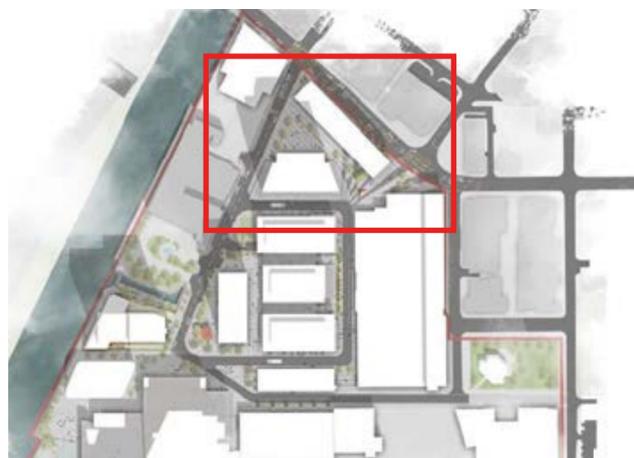
Trees have been positioned on the paving lines to soften the space, bring an element of human scale and further emphasise the intended direction of travel.



It is the intention to position a major piece of commissioned public art in this space to create intrigue, act as a focal point and further draw people into the site. The artwork has been located so that it is visible with the space without hindering views into the site from New Quay Street and Water Street.

ST. JOHN'S GATEWAY MASTERPLAN

- 1 Globe and Simpson
- 2 Old Granada Studios
- 3 St Johns Place
- 4 Tapered paving bands
- 5 Linear paving bands
- 6 Tree planting
- 7 Fixed seating
- 8 Public art
- 9 Bollards to hinder vehicle access
- 10 Loading and service access to St Johns Place
- 11 Loading bay for Globe and Simpson
- 12 Studio Boulevard
- 13 Stepped entrance

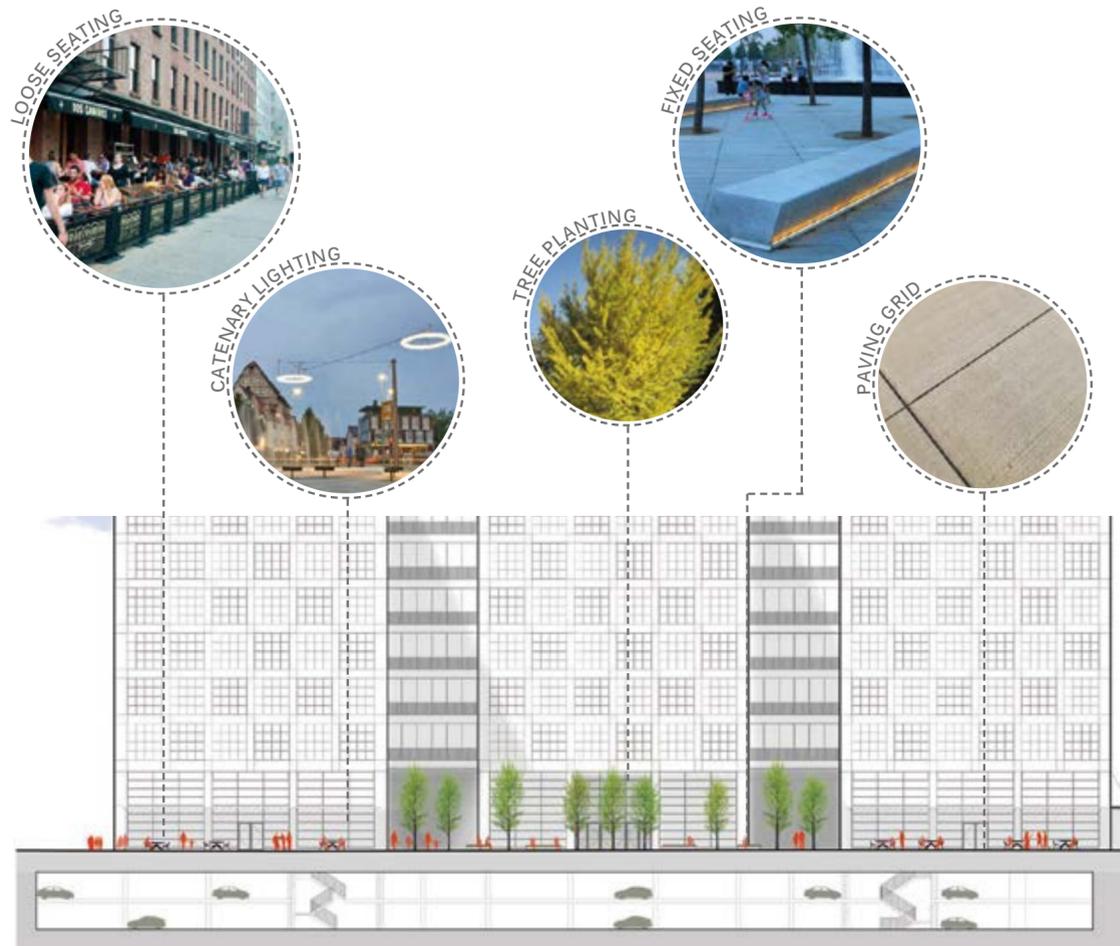


MANCHESTER GOODS YARD

The public realm associated with Manchester Goods Yard forms the central zone of the masterplan. It is characterised by a regular paving grid that responds to the geometry of the Manchester Goods Yards building, the grid acts as a unifying element creating visual connections with the buildings that surrounding it.

This area of public realm is required to accommodate regular service vehicle movements including HGVs to the retained studios. As such the paving strategy has been developed to identify these routes whilst retaining a pedestrian first environment and single surface approach.

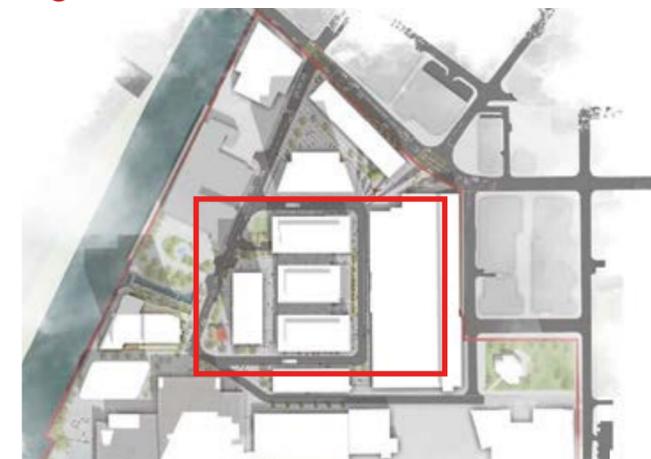
A series of trees and fixed seating elements are proposed to the main entrance of Manchester Goods Yard along Studio Boulevard, this both enhances the street scene and creates activity and animation to the office entrance.



This area of the masterplan benefits from extensive active frontage with café, bar and restaurant units within the ground floor of most buildings. As such space has been reserved to the building curtilages allowing loose furniture to inhabit and animate the streets and covered walkways.

MANCHESTER GOODS YARD MASTERPLAN

- 1 Old Granada Studios
- 2 Manchester Goods Yard
- 3 Tower 1
- 4 Paving grid
- 5 Vehicle restriction
- 6 Tree planting
- 7 Fixed seating
- 8 Public art
- 9 Bollards to hinder vehicle access
- 10 Loading and service access to MGY
- 11 Underground car park access
- 12 Studio Boulevard
- 13 Loading bays

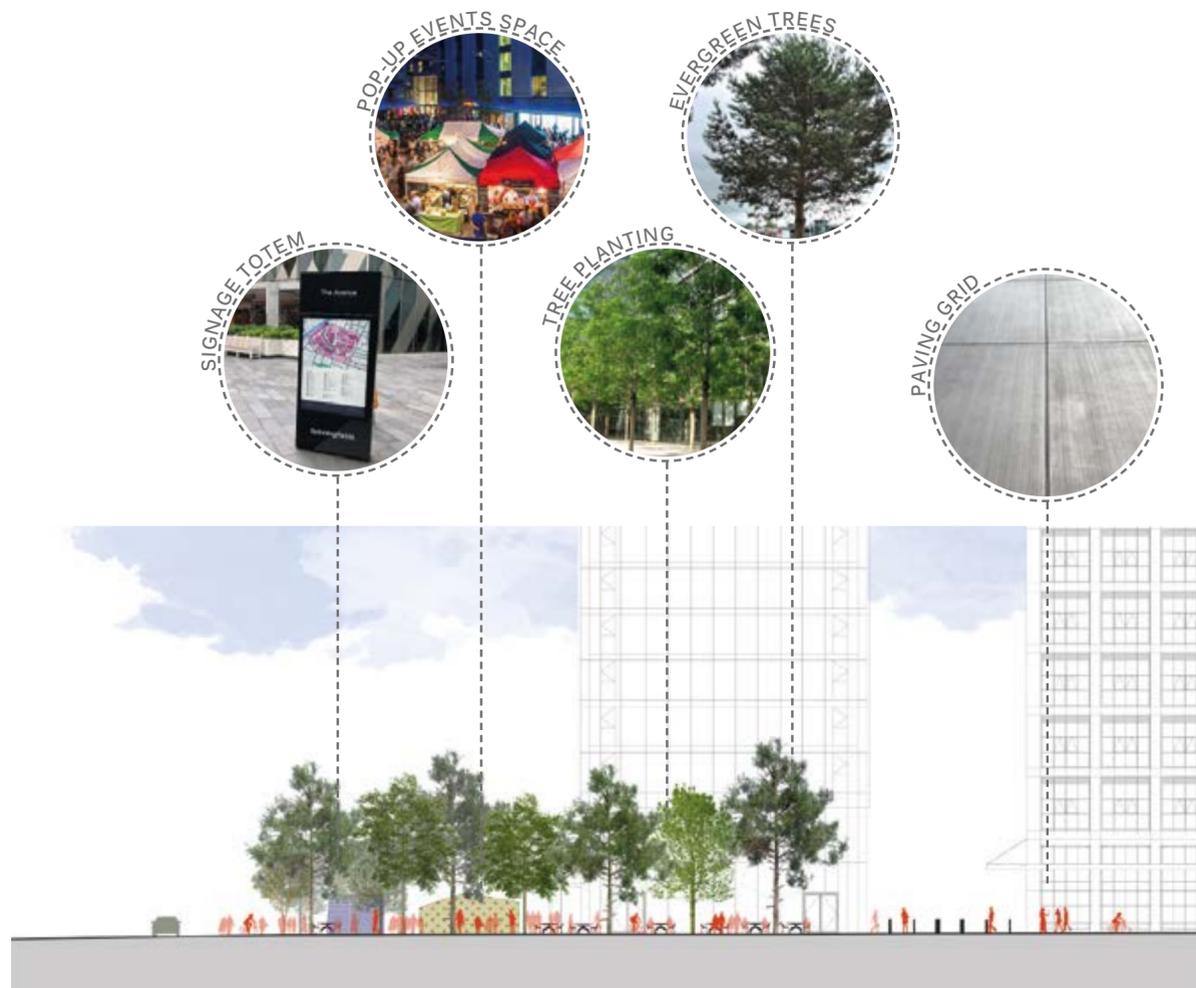


FESTIVAL SQUARE

Festival Square is envisaged as an open space with little or no fixed furniture ensuring it can accommodate a multitude of different events throughout the year. The public realm elements included in the space, such as tree planting and perhaps fixed furniture, will be situated towards the periphery of the space, ensuring flexibility is maintained.

The main service vehicle route within the St. John's development passes through Festival Square before existing onto Water Street. Whilst this is designed as a one-way route, The Factory requires service vehicles to enter and exist Festival Square off Water Street as part of its servicing strategy. The material strategy responds to the requirements for a robust and durable surface that can withstand the vehicle requirements noted above and the operations involved in holding events in the space on a regular basis.

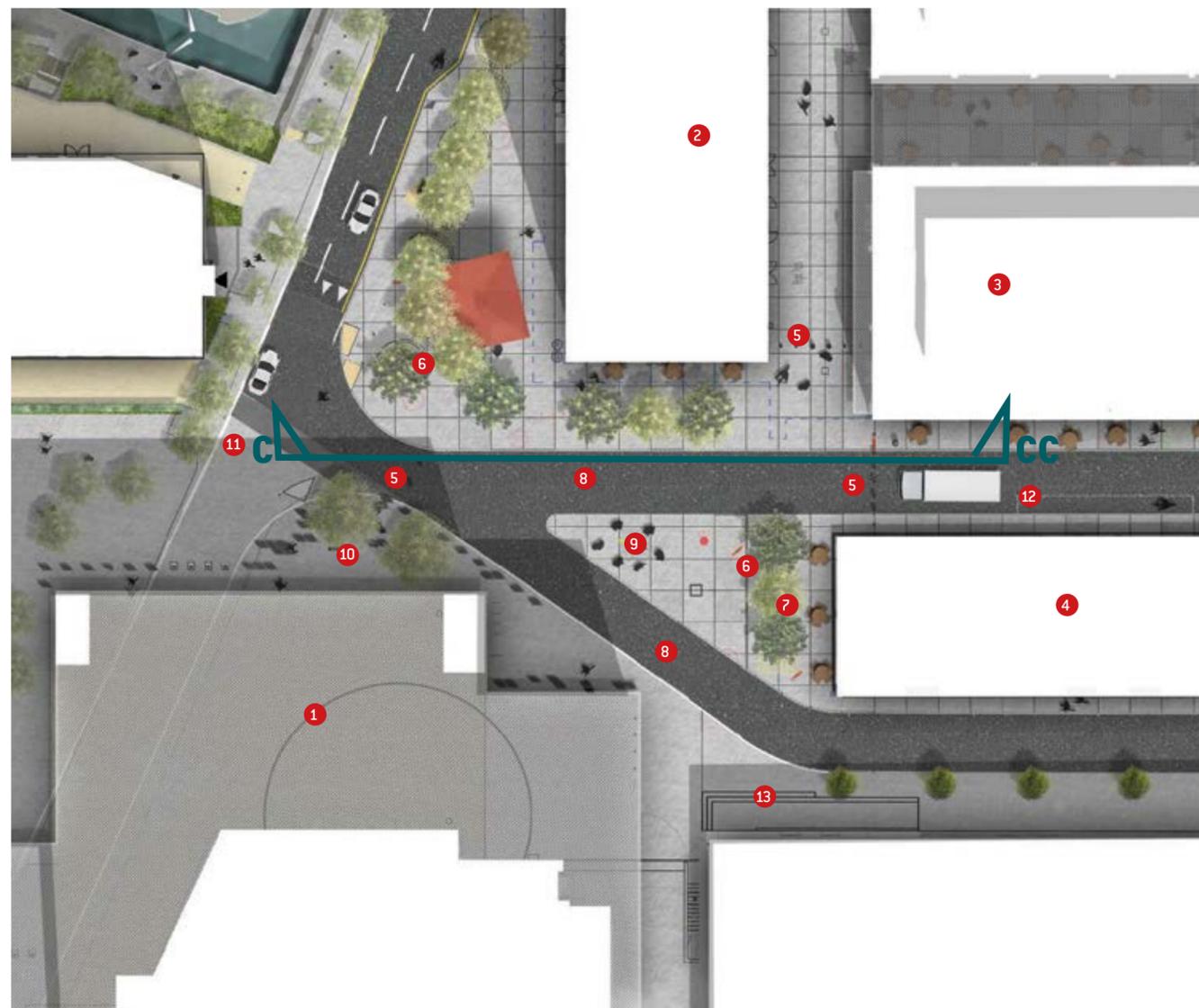
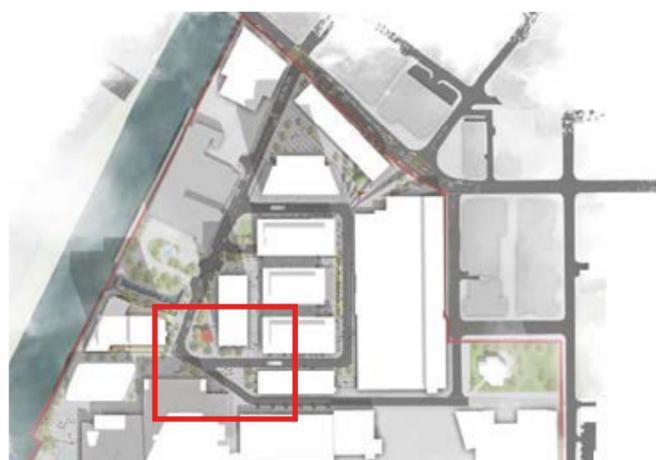
In addition, the surface strategy has been designed to demark vehicle routes without the need for bollards or kerbs, again ensuring maximum flexibility of the space is maintained.



When events are not being held within Festival Square it will be activated via the ground floor units associated with Tower 1 and No.1 Grape Street. In addition, the main entrance to The Factory is located on Festival Square which will provide further activation.

FESTIVAL SQUARE MASTERPLAN

- 1 The Factory
- 2 Tower 1
- 3 Manchester Goods Yard
- 4 No 1 Grape Street
- 5 Vehicle restriction
- 6 Tree planting
- 7 Fixed seating
- 8 Service access route
- 9 Paving grid
- 10 Sett paving
- 11 Pedestrian platform
- 12 Loading bays
- 13 Steps

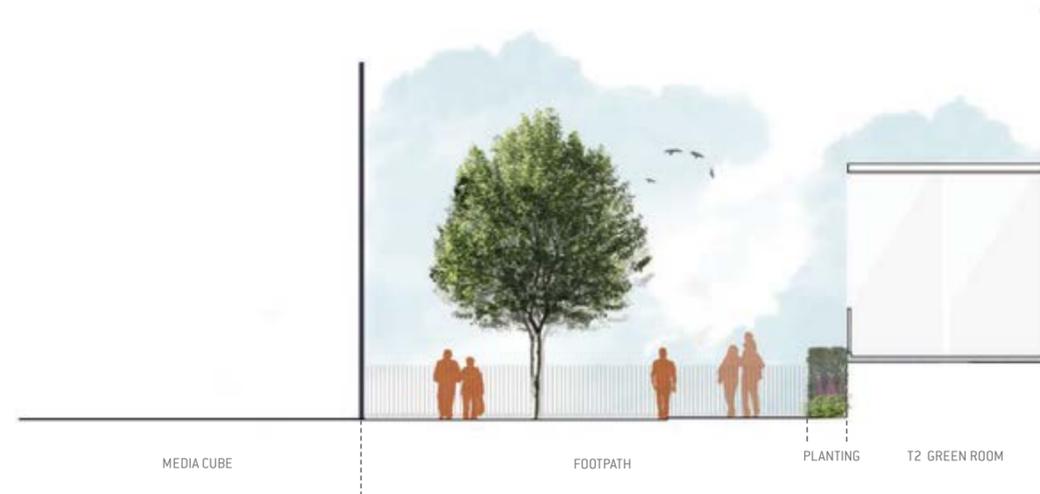


RIVERSIDE

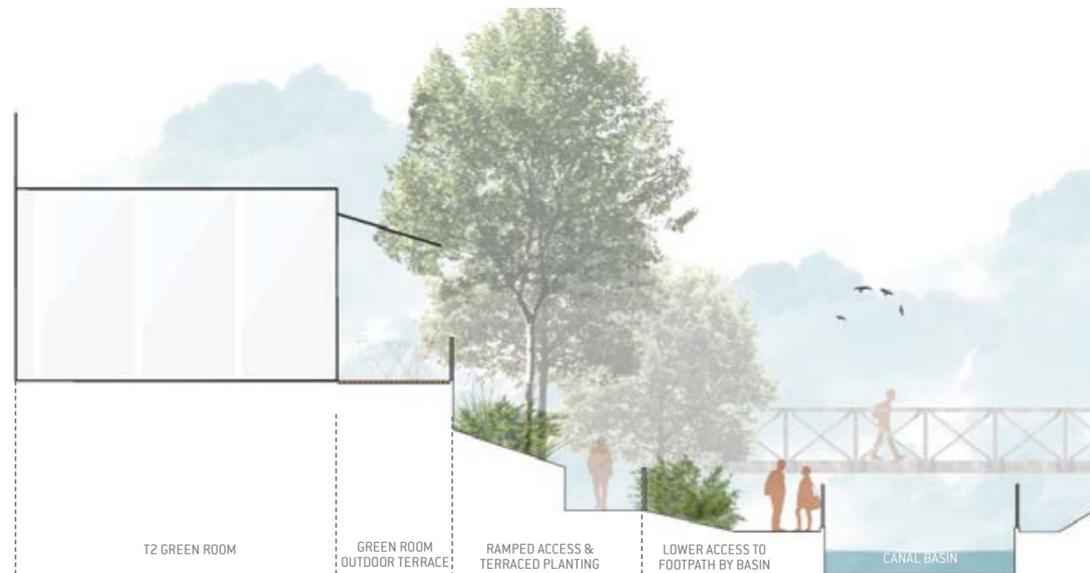
The public realm proposals include two plinths to mitigate potential flooding. This results in a plinth to the south and west elevation of the T2 building which forms an external terrace to the proposed ground floor units. The southern plinth steps down towards an area of landscape associated with the T3 development plot and includes a grove of new trees set within an area of hard landscape.

The western plinth forms the edge of the new riverside footpath which extends from Factory Square along this section of the River Irwell. Public realm proposals to the canal basin overcome existing changes in level creating an accessible ramp and a series of seating terraces leading from T2 to the lower area of the canal basin. Significant new tree planting is proposed on the Riverside enhancing the local setting and improving pedestrian comfort.

The surface treatment proposals for the Riverside area are a continuation of those used in the wider St. Johns public realm reinforcing the creation of a monolithic, patterned carpet formed of cast in-situ concrete. When events are not being held within Festival Square it will be activated via the ground floor units associated with Tower 1 and No.1 Grape Street. In addition, the main entrance to The Factory is located on Festival Square which will provide further activation.

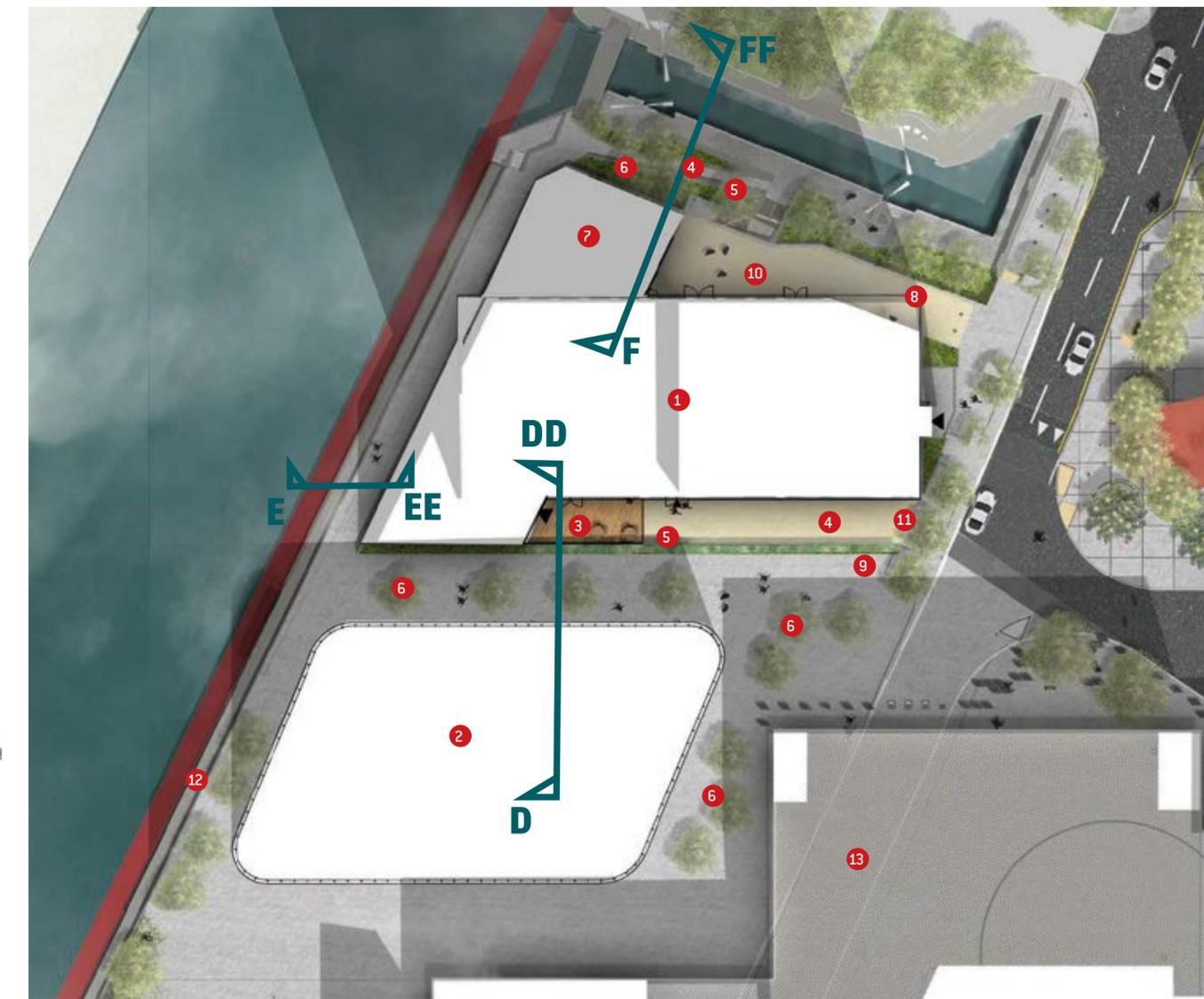
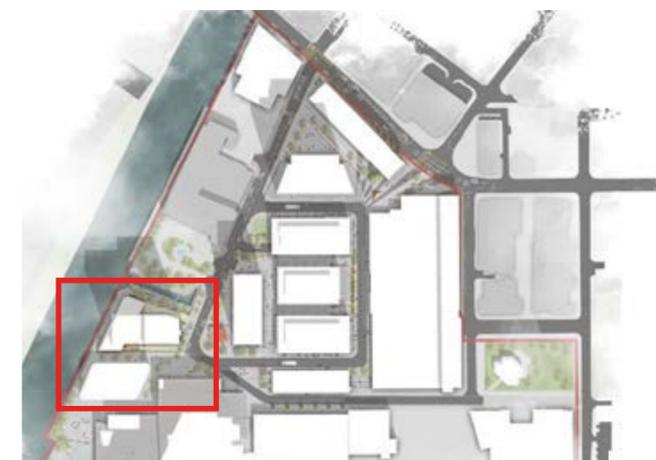


Section D-DD: Temporary public space



RIVERSIDE MASTERPLAN

- 1 Tower 2
- 2 Media cube building T3
- 3 Outdoor terrace
- 4 Steps/ramp
- 5 Seating steps
- 6 Tree planting
- 7 T2 Green Room
- 8 Service access route
- 9 Grey in-situ concrete
- 10 Buff in-situ concrete
- 11 Ornamental planting
- 12 Riverwall balustrade
- 13 The Factory



SPECIFICATION

St. John's

TECHNICAL DESIGN SPECIFICATION

SAFETY & SECURITY

Due to the nature of the site, regular service vehicle movements will be required within the public realm spaces to ensure continued function of the varied mixture of building uses. This includes HGV movements to accommodate the retained studios associated with Manchester Goods Yard.

As a result of this requirement a series of managed vehicle access and egress points are located across the site to control vehicle movements and ensure a safe and secure pedestrian environment is maintained.

At each of these points bi-folding telescopic bollards are located and controlled by a centralised estate management facility. Intercom units are located at each control point to allow service and delivery vehicles to request entry.

CO-ORDINATION WITH SITE SERVICES

The public realm proposals, including furniture elements that require foundations (such as fixed seating, bollards, bins and signage) along with tree pits have been co-ordinated with the proposed below ground service and drainage proposals to ensure clashes are avoided. This includes areas over the basement where a depth restriction of approximately 800mm exists.

Where tree pits are proposed a soil cell system and root barriers are proposed ensure services are protected from tree roots. Manhole locations have been co-ordinated with proposed surface materials to ensure they do not sit across multiple surface materials and sit neatly within the surrounding paving layout.

MICRO-CLIMATE

Wind analysis has shown that generally the density of the built form will mitigate the effects of wind tunnelling within the site. Notwithstanding this there are areas where mitigation is required, and the public realm design has a key role in improving the micro-climate locally. Attention has been given to the corners of tall buildings with a combination of semi mature tree planting and architectural elements. Care has been taken to place fixed seating elements in sheltered locations.

Detailed wind modelling / testing was undertaken by Urban Micro-climate and has shown that through well positioned trees and appropriate public realm design, uncomfortable hot spots can be avoided.

INCLUSIVE DESIGN

Accepted design standards will be applied to create a site that is as accessible and legible as possible. Widely used aids such as handrails, tactile paving and the use of colour contrast at steps and level changes will be incorporated but only where essential so that clutter is kept to a minimum and an open clean lined environment is created.

Simple design methods such as logical alignment of street furniture and lighting creates spaces that are more easily navigated by partially sighted and blind users.

To avoid the need for extensive ramping to the lower level riverside, a lift has been incorporated in the architectural design.

SECURE BY DESIGN

Many commonly accepted interventions have been integrated into the design such as avoiding hidden corners and planting above/ below eye-level to maintain clear views across the site.

Building entrances have been kept clear of vegetation and high structures and public spaces are overlooked by active uses in the building which will encourage natural surveillance. Lighting will be installed to create an environment that feels safe for winter and evening use.

As part of the detailed planning process the design team will collaborate with the Secure by Design officer to develop a fully resolved response.

MANAGEMENT & MAINTENANCE

GENERAL

This LMP has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site.

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

Adopted landscape areas to be maintained by the Local Authority (LA) unless specifically stated otherwise while maintenance of nonadopted areas will be the responsibility of the legal property owner. This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

OBJECTIVES

The general objectives for this LMP are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context;
- > Enhance and protect the native flora and fauna (both existing and proposed); and,
- > Enhance biodiversity and ecology where possible.

MANAGEMENT & MAINTENANCE

SOFT LANDSCAPE

The soft landscape strategy is designed to create a green framework for the development through the introduction of new tree and shrub planting. The new planting will use a range of robust, evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals within the non-adoptable areas to be managed and maintained by the Clients Management Contractor (CMC). The landscape proposals within the highway are to be adopted and maintained by Manchester City Council (MCC).

HARD LANDSCAPE

The hard landscape treatments include poured in-situ concrete, hardipave reinforced asphalt and cobbles. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. Areas adopted by Manchester City Council Highways Authority are fully compliant.

Pedestrian spaces and routes will be lit to a provide safe and attractive public realm. Lighting of the vehicular routes will have been carefully considered to reduce any adverse effects. Existing lighting along adoptable routes to be retained.

Bollards and street furniture will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

MANAGEMENT RESPONSIBILITIES

The legal property owner (Allied London) will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations. It will be the responsibility of Allied London (and subsequent legal property owners) to appoint the CMC. The adopted highway areas are to be maintained by MCC.

Maintenance operations should be refined to suit:

- > The needs of users;
- > The conservation of ecological interests;
- > Improvements in equipment and horticultural aids
- > Changing legislation and sustainability requirements;

> The completed scheme when soft landscaping, including species have been confirmed; and,

> The detailed management of existing trees/ planting to be retained.

MANAGEMENT PROPOSAL

LMP PROGRAMME

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. A revised LMP should be submitted for the agreement of Manchester City Council before the ten years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating. The plan review must be undertaken by a suitably qualified Landscape Architect.

MANAGEMENT PROPOSAL OVERVIEW

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

HARD SURFACES

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months) to maintain the condition of all surfaces in a clean and safe condition.

FURNITURE

Maintain all street furniture, bollards and lighting elements in a clean, safe and operational condition

PLANTING

Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs and inspection of trees and remedial actions including pruning and tree replacement.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand.

Herbicides and weed strimmer’s are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Retain a healthy growing medium for all trees and amenity planting areas including fertilisation of soils to replenish nutrients.

LAWNS

To retain healthy and well maintained amenity lawn. The overarching objective is to produce a smooth, even and hard-wearing sward, with the appropriate ground cover of acceptable species, and adequate control of weeds, pest and diseases.

STANDARD OF WORK

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

MAINTENANCE SPECIFICATION

BRITISH STANDARDS

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

USE OF CHEMICALS

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas.

The responsible party shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day.

CLEANLINESS

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

MULCHING

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

PESTS & DISEASES

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site

WEED CONTROL

In the course of the routine maintenance visits, The CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC’s responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location. Weeds and other debris will be removed from site at the end of each visit.

LITTER

At every maintenance visit the CMC shall remove all litter from planted areas. During autumn all fallen leaves should be collected and removed from grass and hard surfaces

WATERING

Watering to be full depth of the topsoil. To be carried out as necessary for the continued thriving of all plantings. Do not loosen or damage plants. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.



INVESTMENT MANIFESTO

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ALLIED LONDON

DEVELOPER, OWNER & OPERATOR
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“In partnership we’re creating a new dynamic and sustainable enterprise community for use by today’s modern industry.”

Allied London



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We are a global asset manager that combines our insurance heritage, investment capabilities and sustainability expertise to deliver wealth and retirement outcomes that matter most to investors.

Today’s investors and intermediaries expect more. A better future for all. That’s why we integrate our whole business around them – the outcomes they want, the experience they expect, alongside a company-wide commitment to looking after a planet we all care about.

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Responsibility is built into everything we do. Doing the right thing for our people, clients and their capital is fundamental to our legacy and long-term success. Acting and investing responsibly makes financial sense and helps create a sustainable future for us all.

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“We encourage innovation and are always looking for ways to make lasting change happen within the communities we invest and operate in. We believe that Enterprise City acts as a catalyst for the city by creating significant value and added importance for both Manchester’s business community and the wider north-west region.”

Aviva Investors

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St. John's

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